



Staff Report

File #: 21-0569

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 6/21/2021
TO: Honorable Chair and Commissioners
FROM: Community Development Department

APPLICATION REQUEST:

PPM2020-0004: A precise plan modification to demolish an existing 2,056 square foot convenience store and construct a new 3,628 square foot convenience store, reconfigure the parking lot and landscaping, and add new signage for an existing Shell gas station located at 230 S. Lincoln Avenue in the C-3 (General Community Commercial) zone. (Applicant: Adan Madrid with ASI Development, 5932 Bolsa Avenue, Suite 107, Huntington Beach, CA 92649).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2570 GRANTING PPM2020-0004 based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 0.50 acres

Existing Zoning: C-3 (General Community Commercial)

Existing General Plan: GC (General Commercial)

Existing Land Use: Shell gas station and convenience store

Proposed Land Use: Shell gas station and 7-Eleven convenience store

Surrounding Zoning/Land Uses:

N: C-3/Motel

E: Lincoln Avenue with C-3/undeveloped commercial beyond

S: D Street with C-3/McDonald's drive-through restaurant beyond

W: Corona Del Rey apartments/R-3

BACKGROUND

The 0.50-acre property is located at 230 S. Lincoln Avenue and zoned C-3 (General Community Commercial). The property is developed with a Shell gas station that includes four double-sided fuel pumps, a 2,056 square foot single-story convenience store and a freestanding price sign on the

southeast corner of the property. The property also contains an existing 55'-6" high freeway sign that is located by the 91 freeway. The sign is located on a narrow extension of the property that terminates adjacent to the freeway. Refer to the Locational & Zoning Map attached as Exhibit 2.

The applicant is proposing to demolish the existing convenience store and replace it with a new 3,628 square foot two-story building to accommodate a 7-Eleven convenience store with offices on the second floor. The parking and landscaping on-site are being upgraded, and the existing freestanding signs are being modified to include an additional cabinet for 7-Eleven. No changes are proposed to the existing Shell fuel canopy and fuel pumps. The building modification proposed by this precise plan modification application, PPM2020-0004, affects more than 30 percent of the building facade; therefore, the proposal requires approval of the Planning and Housing Commission. It should be noted that there is no existing precise plan record for the original development of the gas station and convenience store because its development predates the city's Precise Plan review process, which was established in 1999.

The project was initially reviewed by city staff at the Development Plan Review meeting on August 8, 2019. The applicant submitted a formal precise plan modification application on July 2, 2020, which was reviewed and determined incomplete by the Project and Environmental Review Committee on July 23, 2020. The applicant subsequently submitted a complete application, and the application was scheduled for the May 21, 2021 Planning and Housing Commission meeting.

PROJECT DESCRIPTION

Site Plan

As shown by the applicant's site plan in Exhibit 3.A, the project site is located on the northwest corner of Lincoln Avenue and D Street. The existing fuel canopy is located on the eastern portion of the property. A new convenience store is proposed on the northwest corner of the property with its main entrance located on the southeast side of the building.

New parking spaces are proposed in front of the store and along the property's north and west perimeters. A single loading space is located at the north perimeter of the property next to the convenience store. New landscaping will be installed along the property's north, east, south, and west perimeters. A new trash enclosure is proposed at the property's west perimeter, which is accessible by Waste Management from the adjacent alley that abuts the west side of the property.

The development standards for the C-3 zone in the Corona Municipal Code require a minimum front yard setback of 10 feet, a street side yard setback of 10 feet, and no setbacks for the interior side or rear yards. Based on the location of the new convenience store and the overall design of the site, the project meets the setbacks required by the zone.

Floor Plan

The floor plans for the 7-Eleven convenience store are shown in Exhibits 3.C and 3.D. The convenience store is located on the first floor, which is 2,400 square feet. The store features a merchandise sales area, including a hot food, coffee, soda fountain, slurpee station, refrigerators, restroom, electrical room, backroom, hallway, and stairs. The second floor is 1,228 square feet and includes two offices, a restroom, and stairs. The second floor will be used by convenience store

personnel for their daily office functions. Access into the offices is from a separate door located at the northeast corner of the building.

Architecture

The convenience store is a two-story structure with a flat roof. The storefront is flanked by two columns, accent medallions, and decorative lighting. An aluminum awning is mounted above the entrance. The primary exterior building materials include stucco and stone veneer. The color palette is neutral. The C-3 zone does not prescribe a specific architectural theme for commercial buildings. The elevation plans are shown in Exhibit 3.E. A rendering of the project is attached as Exhibit 3.F.

The height of the building is 22 feet measured to the top of the first-floor parapet wall, and 29 feet high to the top of the second-floor parapet wall. The building complies with the 40-foot building height limit established by the C-3 zone.

The mechanical equipment for the convenience store will be placed on the building's first floor roof behind a parapet wall and will not be visible from ground view. The mechanical equipment is shown on the roof plan on Exhibit 3.G.

The new trash enclosure will have a stone veneer finish along the bottom portion, stucco finish to match the building along the top portion, a metal screen mesh on the upmost portion, and a standing seam metal roof. The design of the trash enclosure prevents illegal dumping and unauthorized individuals from accessing the waste bins. Plans for the trash enclosure are shown in Exhibit 3.H.

Access and Parking

The property has two existing driveways on Lincoln Avenue, and two existing driveways on D Street. The two driveways on Lincoln Avenue are restricted to right-in and right-out turns. Because of the two existing left-turn southbound lanes in front of the project site on Lincoln Avenue, left turn movements at these driveways are prohibited. For the two driveways on D Street, the City's Traffic Engineer is requiring the driveway to the east to be removed because it is too close to the Lincoln and D Street intersection. Additionally, eliminating the eastern driveway will improve the site's internal circulation. The west driveway will remain, and allow for full turn movements.

The General Plan classifies Lincoln Avenue as a secondary four-lane street and D Street as a collector street. Both streets are fully improved with curb, gutter, and sidewalk; and both streets are constructed to their ultimate right-of-way widths. Therefore, street widenings and dedications are not necessary. However, the Public Works Department is requiring the applicant to make the following public improvements:

- Repair any curb, gutter and sidewalk that needs repair along both streets.
- Grind and overlay the west half of Lincoln Avenue adjacent to the site, plus 10 feet on the east half of Lincoln Avenue.
- Grind and overlay the north half of D Street adjacent to the site, plus 10 feet on the south side of D Street.
- Upgrade the existing driveways to the City's current commercial driveway standards.

Per the Corona Municipal Code, the parking required for convenience stores is one space for every 250 square feet of building area (1:250). Based on the size of the proposed building, 14 parking spaces are required. Currently, the Corona Municipal Code (CMC) requires service stations to provide a minimum of 3 parking spaces. However, at the time of its original development, the site was not required to provide parking for the fuel canopy. Because the canopy is not being enlarged or reconstructed, parking is only required for the building (CMC 17.90.050). The project is providing 14 parking spaces onsite, which complies with the City's parking requirements. Table A summarizes the parking requirements for the project site.

Table A - Parking Summary

Use	Square Footage	Parking Ratio	Parking Required	Parking Provided
1 st Floor Convenience Store	2,273 sq. ft. ¹	1:250	9	
2 nd Floor Office	1,228 sq. ft.	1:250	5	
Total			14	14

1. The 2,273 sq. ft. floor area is the net square footage for the 1st floor convenience store. It excludes the electrical room (35 sq. ft.) and stairwell (92 sq. ft.), which are not required to be parked per CMC § 17.04.258.

Landscaping

The entire project site will be relandscaped (Exhibit 3.J). The plant pallet features a variety of drought tolerant materials, including three types of trees and a variety of flowering shrubs and groundcover. Prior to the issuance of building permits, the applicant's landscape plans will be reviewed by the Community Development Department for compliance with the Corona Municipal Code and landscape design guidelines for commercial properties.

Fence and Walls

The applicant will construct a new block wall along the west perimeter of the property from the building to the south property line to separate the property from the adjacent alley. The wall is 6 feet in height, with the exception of the 10-foot section of the wall that is located closest to the south property line. This 10-foot section will be 3 feet in height because the area falls within the property's front yard setback area, and the area is located next to the driveway of the adjacent alley. The 3-foot high height complies with the Corona Municipal Code's corner cut-off visibility requirements for driveway and street intersections. The new block wall is required to be a split face block, and is subject to a standard conditioned of approval requiring an anti-graffiti coating. The property's north perimeter contains an existing wrought iron fence, which will remain in place.

Signage

An exterior 7-Eleven wall sign is conceptually shown on the southeast elevation of the proposed building (Exhibit 3.E). Wall signs are required to comply with the sign standards for the C-3 zone (Corona Municipal Code Chapter 17.74). The standards regulate the allowable size, height, and location of wall and freestanding signs.

The property contains an existing 31'-6" high pylon sign on the southeast corner of the property. The pylon sign was constructed in around 1991 and was permitted with an overall sign area of 175 square feet, which includes 25 square feet of gas price information that the State exempts from city regulations. The sign is considered nonconforming because it exceeds the current allowable height and sign area for freestanding signs in the C-3 zone. However, the applicant can modify the existing sign provided it is not structurally altered or enlarged.

The applicant is proposing to remove the bottom two cabinets ("Food Mart" and "V-Power") from the on-site pylon sign, and add a new sign cabinet for 7-Eleven between the existing Shell and gas price cabinets. The sign will have a total sign area of 172 square feet, including the 25 square feet of the gas price signage exempted under state law. The size of the sign is within the sign area originally approved, and the changes do not affect the height or structural components.

The property's existing freeway sign is 55.5 feet high, has a sign area of 461 square feet and currently advertises Shell and McDonalds, which is located south of the project site. The sign was originally constructed in 1965. Its height was permitted by Variance 65-14 which allowed the sign to exceed the sign code's maximum allowable sign height of 40 feet for freeway signs. The off-site McDonalds sign was permitted by Conditional Use Permit 77-10. McDonalds also obtained approval of Variance 77-04, which allowed the sign area to be increased from 300 square feet to 461 square feet. The applicant is proposing to reduce the existing Shell sign cabinet in order to accommodate a new sign cabinet for 7-Eleven. In addition, the existing McDonalds sign cabinet will be re-centered over the sign's three existing support posts. The overall square footage for the freeway sign will be 438 square feet, which is within the 461 square foot sign area approved by V77-04. Photos of the existing signs and the proposed changes to the signs are shown in Exhibit 3.I.

ENVIRONMENTAL ANALYSIS

Per Section 15301 of the State Guideline for Implementing the California Environmental Quality Act (CEQA) and Section 3.22 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of replacing an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store on property that is fully developed with a gas station, parking, and landscaping with adequate access from the adjacent streets. The proposed modifications to the property are not expected to result in any impacts to the environment. The Notice of Exemption is attached as Exhibit 4.

FISCAL IMPACT

The applicant has paid the application processing fees to cover the cost of the precise plan modification review, as required by City resolution.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the *Sentinel Weekly News* and posted at the project site. As of the preparation of this report, the Community Development Department has not received any inquiries from the public in response to the notice.

STAFF ANALYSIS

The proposed project will result in the rehabilitation of an older gas station that is in need of improvements. The new convenience store is capable of complying with the applicable development standards for the C-3 zone, including building setbacks and height limitation. The architectural design and color palette proposed for the building are compatible with the residential and commercial buildings in the area. The building's two-story design is in scale with the neighboring two-story motel and residential buildings. The new parking spaces and landscaping conform to current development standards. The modifications to the existing freestanding signs remain in compliance with their existing approvals. The overall site improvements will enhance the property, retain existing and attract new customers, and provide a "facelift" that will enhance the area, which is heavily traveled due to its proximity to the 91 freeway.

PPM2020-0004 is consistent with General Plan Land Use Policy LU-4.4, which promotes the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.

The Planning Division recommends approval of PPM2020-0004 based on the findings listed below and staff's recommended conditions of approval.

FINDINGS OF APPROVAL FOR PPM2020-0004

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of replacing an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store on property that is fully developed with a gas station, parking and landscaping with adequate access from the adjacent streets. The proposed modifications to the property are not expected to result in any impacts to the environment.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code exist in reference to PPM2020-0004 for the following reasons.
 - a. *The proposal is consistent with the site's General Commercial land use designation of the General Plan because the General Commercial designation accommodates a broad range of commercial uses, including gas stations with convenience stores.*
 - b. *The proposal complies with the C-3 zone and other design standards governed by the Corona Municipal Code.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, the project is exempt from further review.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A of this report. The proposed modifications are capable of meeting the minimum building setback requirements, parking,*

landscaping, architectural design, and other applicable development standards as prescribed by the C-3 zone.

- e. The design, scale and layout of the proposed modifications will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards for the C-3 zone and other applicable development standards governed by the Corona Municipal Code to ensure orderly development.*
- f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving an outdated convenience store, and will provide for harmonious, orderly, and attractive development of the site by bringing the parking and landscaping in conformance with current development standards.*
- g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance. As shown by the applicant's plans, the architecture of the building features construction materials that are commonly used in commercial buildings and are of high quality in nature. The neutral color scheme is pleasant, and the proposed landscaping will enhance the overall look of the property.*
- h. The proposed architecture for the new convenience store is compatible with the character of the surrounding neighborhood and will enhance the visual appearance of the surrounding neighborhood by providing an attractive development. Additionally, the proposal includes new landscaping for the entire project site, which will further enhance the surrounding area.*

3. The proposal is consistent with the General Plan for the following reason:

- a. PPM2020-0004 is consistent with General Plan Land Use Policy LU-4.4, which promotes the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.*

4. The proposal is consistent with the C-3 (General Community Commercial) zone for the following reason:

- a. The project is consistent with the C-3 zone because the proposed 7-Eleven convenience store is a permitted use in the C-3 zone. The project is also capable of complying with the development standards of the C-3 zone in terms of building setbacks, building height, parking, and landscaping.*

PREPARED BY: LUPITA GARCIA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

File #: 21-0569

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. - Resolution No. 2570
2. - Locational and Zoning Map
- 3.A - Site Plan
- 3.B - Conditions of Approval
- 3.C - First Floor Plan
- 3.D - Second Floor Plan
- 3.E - Elevations
- 3.F - Color Street Scape View Rendering
- 3.G - Roof Plans
- 3.H - Trash Enclosure Plans
- 3.I - Photographs of existing & proposed signs
- 3.J - Conceptual Landscape Plan
- 3.K - Applicant's letter dated December 29, 2020
4. - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293



RESOLUTION NO. 2570

APPLICATION NUMBER: PPM2020-0004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN MODIFICATION TO DEMOLISH AN EXISTING 2,056 SQUARE FOOT CONVENIENCE STORE AND CONSTRUCT A NEW 3,628 SQUARE FOOT CONVENIENCE STORE, RECONFIGURE THE PARKING LOT AND LANDSCAPING, AND NEW SIGNAGE AT AN EXISTING SHELL GAS STATION LOCATED AT 230 S. LINCOLN AVENUE IN THE C-3 (GENERAL COMMERCIAL) ZONE. (APPLICANT: ADAN MADRID, ASI DEVELOPMENT)

WHEREAS, the application to the City of Corona, California, for a Precise Plan Modification 2020-0004 under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the demolition of an existing 2,056 square foot convenience store, construction of a new 3,628 square foot convenience store, reconfiguration of the parking lot and landscaping, and the addition of new signage at an existing Shell gas station located at 230 S. Lincoln Avenue in the C-3 (General Commercial) zone.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PPM2020-0004 on June 21, 2021, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines and Section 3.22 of the City of Corona Local Guidelines for Implementing CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption since the project site is already developed and is in an urbanized area, and the additional area is less than 10,000 square feet.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan Modification as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PPM2020-0004 based on the evidence presented to the Commission during said hearing; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission based its recommendation to approve the PPM2020-0004 on certain conditions of approval and the findings set forth below.

NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this PPM2020-0004, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15301 of the State Guidelines and Section 3.22 of the City of Corona adopted Local Guidelines for Implementing CEQA, because the project qualifies as a Class 1 (Existing Facilities) categorical exemption since the project site is already developed and is in an urbanized area, and the additional area is less than 10,000 square feet.

SECTION 2. Precise Plan Modification Findings. Pursuant to Corona Municipal Code (“CMC”) Section 17.91.070 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of replacing an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store on property that is fully developed with a gas station, parking and landscaping with adequate access from the adjacent streets. The proposed modifications to the property are not expected to result in any impacts to the environment.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code exist in reference to PPM2020-0004 for the following reasons.
 - a. *The proposal is consistent with the site’s General Commercial land use designation of the General Plan because the General Commercial designation accommodates a broad range of commercial uses, including gas stations with convenience stores.*
 - b. *The proposal complies with the C-3 zone and other design standards governed by the Corona Municipal Code.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, the project is exempt from further review.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A of this report. The proposed modifications are capable of meeting the minimum building setback requirements, parking, landscaping, architectural design, and other applicable development standards as prescribed by the C-3 zone.*

- e. The design, scale and layout of the proposed modifications will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards for the C-3 zone and other applicable development standards governed by the Corona Municipal Code to ensure orderly development.*
 - f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving an outdated convenience store, and will provide for harmonious, orderly, and attractive development of the site by bringing the parking and landscaping in conformance with current development standards.*
 - g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance. As shown by the applicant's plans, the architecture of the building features construction materials that are commonly used in commercial buildings and are of high quality in nature. The neutral color scheme is pleasant, and the proposed landscaping will enhance the overall look of the property.*
 - h. The proposed architecture for the new convenience store is compatible with the character of the surrounding neighborhood and will enhance the visual appearance of the surrounding neighborhood by providing an attractive development. Additionally, the proposal includes new landscaping for the entire project site, which will further enhance the surrounding area.*
3. The proposal is consistent with the General Plan for the following reason:
- a. PPM2020-0004 is consistent with General Plan Land Use Policy LU-4.4, which promotes the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.*
4. The proposal is consistent with the C-3 (General Community Commercial) zone for the following reason:
- a. The project is consistent with the C-3 zone because the proposed 7-Eleven convenience store is a permitted use in the C-3 zone. The project is also capable of complying with the development standards of the C-3 zone in terms of building setbacks, building height, parking, and landscaping.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan Modification.

Adopted this 21st day of June, 2021.



Craig Siqueland, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Stella West
Secretary, Planning and Housing Commission
City of Corona, California

I, Stella West, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 21st day of June, 2021, and was duly passed and adopted by the following vote, to wit:

AYES: Siqueland, Alexander, Meza and Sherman

NOES: Woody

ABSENT: None

ABSTAINED: None



Stella West
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



Date: 06/08/2021

**230 S. LINCOLN AVENUE
PPM2020-0004**



EXHIBIT 2



Project Conditions

City of Corona

Project Number: PPM2020-0004

Description: PP MODIFICATION TO REPLACE AN EXISTING CONVENIENCE STORE.

Applied: 7/2/2020

Approved:

Site Address: 230 S LINCOLN AVE CORONA, CA 92882

Closed:

Expired:

Status: RECEIVED

Applicant: ASI Development

Parent Project:

5932 Bolsa Ave, Ste 107 Huntington Beach CA, 92649

Details: Demo, redesign and reconstruction of an existing convenience store associated with an existing Shell gas station along with reconfiguration of the surface parking lot and landscaping and new signage

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
<ol style="list-style-type: none">1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.2. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.3. Roofing material shall be Class A.4. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.5. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits.6. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.7. Upon tenant improvement plan check submittal there may be additional Building Department requirements.8. Fees - a. Occupancy fee of \$255.00 at the time of permit per unit. b. Property Development Tax at \$960.00 per dwelling unit. c. Storm water drainage fee at \$0.13 per square foot for Residential/ \$0.025 per square foot for Commercial \u0026 Manufacturing. d. School Fees shall be paid prior to issuance of permit. Provide copy of receipt to the Building Department.9. Separate permits are required for all fences, wall, light standards, Signs, and trash enclosures.10. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.11. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.12. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.13. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance14. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance15. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces.16. Provide the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code.	



Project Conditions

City of Corona

BUILDING	Dana Andrews
	<ol style="list-style-type: none"> 17. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval. 18. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet Public Works Department minimum dimensions for the City's waste hauler. Provide enlarged plans and details for construction of trash/recycling enclosures. 19. Construction documents shall be prepared in accordance to current applicable codes (2019 Codes). 20. Provide Accessible Route from Public Way, No abrupt Changes in Path of Travel, Ramps Shall Not Exceed 8.33% Slope, Cross Slope Shall Not Exceed 2%. 21. Provide list of Deferred Submittals. Deferred submittals shall be submitted to Building Dept for Review & Approval before beginning installation. 22. Provide a list of required Special Inspections per 2019 CBC section 1705 & required Structural Observations. 23. At the time of plan check please incorporate the required California Green Code Mandatory Measures such as E.V. and or Solar Ready, clean air vehicle parking, bicycle parking, best management practices and storm water pollution prevention, light pollution reduction, energy efficiency, indoor and outdoor water usage efficiency, construction waste management plan, etc.
FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 3. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction. 4. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided. 5. Fire hydrants are to be spaced a maximum 300 feet apart. 6. Provide Class A roofing material on all structures per the Corona Municipal Code. 7. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness. 8. Any overhead obstruction such as the second story of a building, Porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief.
PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> 1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.



Project Conditions

City of Corona

PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> 2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, Precise Plan permit within two (2) years after the effective date of the Precise Plan approval and if construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. 5. All landscaping, onsite and within the parkway, shall be installed per the approved plans prior to issuance of certificate of occupancy. 6. Landscape plans shall be submitted as a separate submittal to the Building Division for plan check. At time of submittal, the developer shall submit a landscape deposit in the amount of \$2,500 to the Planning Division for landscape plan check and inspection services. This is separate from the Building Division's landscape plan check submittal fee. Any money left remaining from the deposit will be reimbursed to the developer upon project completion. 7. All signage shall comply with the sign standards under Chapter 17.74 of the Corona Municipal Code for the C-3 zone in addition to any previously approved variance. Signs shall be submitted and permitted separately over the public counter. 8. This project is subject to applicable MSHCP fees at time of building permit issuance. 9. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98. 10. The applicant shall install an anti-graffiti coat or some type of planting material on all new block walls, including the new block wall proposed on the westerly perimeter adjacent to the alley, which shall be constructed of split-face block. 11. All new onsite and parkway landscaping shall comply with the City's commercial landscaping requirements established under Chapter 17.70 of the Corona Municipal Code and the Landscape Design Guidelines for Commercial & Industrial Developments. 12. The applicant shall obtain a building permit for the improvements associated with PPM2020-0004. 13. Any structural changes to the existing pylon sign located on the corner of Lincoln Avenue and D Street shall require the sign to be brought into compliance with current codes as prescribed per CMC 17.74 Signs. 14. Any increase to the sign area or sign height for the existing freeway pylon sign requires the approval of a major variance application. 15. Prior to plancheck submittal, the applicant shall revise the height of the existing freeway sign to 55'-6" as approved by the 1965 Variance. 16. At the time of plancheck submittal, the applicant shall submit a photometric analysis to ensure that the property has adequate exterior lighting for security purposes. The applicant shall also submit a security camera plan for the exterior of the property to the Community Development Department for review. [Added by the Planning and Housing Commission on June 21, 2021.]



Project Conditions

City of Corona

PLANNING	Lupita Garcia
<p>17. The second-floor office area shall be restricted to staff and employees associated with the convenience store and gas station and shall not be sublet to another tenant for any other use. [Added by the Planning and Housing Commission on June 21, 2021.]</p> <p>18. The applicant shall enhance the upper portion of the building's façade with an additional feature to create a break in the flat roofline design. [Added by the Planning & Housing Commission on June 21, 2021.]</p> <p>19. Prior to receiving a final on the sign permit, the applicant shall encase or frame the overall display area for the freeway sign. The frame shall fill in the space on both sides of the Shell and 7-11 sign cabinets to meet the width of the McDonald's sign cabinet to create a more uniformed look for the display area. [Added by the Planning and Housing Commission on June 21, 2021.]</p> <p>20. Prior to receiving a final on the sign permit, the applicant shall refinish and repaint the freeway sign poles. [Added by the Planning and Housing Commission on June 21, 2021.]</p> <p>21. Prior to receiving a final on the sign permit, the applicant shall install security fencing around the base of the of the freeway to control unwanted access to the sign poles. [Added by the Planning and Housing Commission on June 21, 2021.]</p> <p>22. The trash enclosure gates shall not open/encroach into the alley. Per the trash enclosure exhibit provided in the staff report, the trash enclosure shall be fully enclosed to prevent openings, including the space between the roof and the roof and side walls. The trash enclosure gates shall be designed with an automatic locking system. The plans submitted to the Building Division for a building permit shall reflect the trash enclosure revisions. [Added by the Planning and Housing Commission on June 21, 2021.]</p>	
PUBLIC WORKS	
<p>1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.</p> <p>4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.</p> <p>5. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.</p> <p>6. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.</p> <p>7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p> <p>8. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.</p>	



Project Conditions

City of Corona

PUBLIC WORKS

9. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
- a) All street facilities along Lincoln Ave, D St, and public alley half-width plus 10-ft fronting the property.
 - b) All drainage facilities
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
11. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
12. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
14. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
15. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
16. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
17. Prior to issuance of a grading permit, the project shall incorporate LID Principles (Site Design) and Source Control BMPs, as applicable and feasible, into the project plans for review and approval by the Public Works Department.
18. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
19. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.



Project Conditions

City of Corona

PUBLIC WORKS

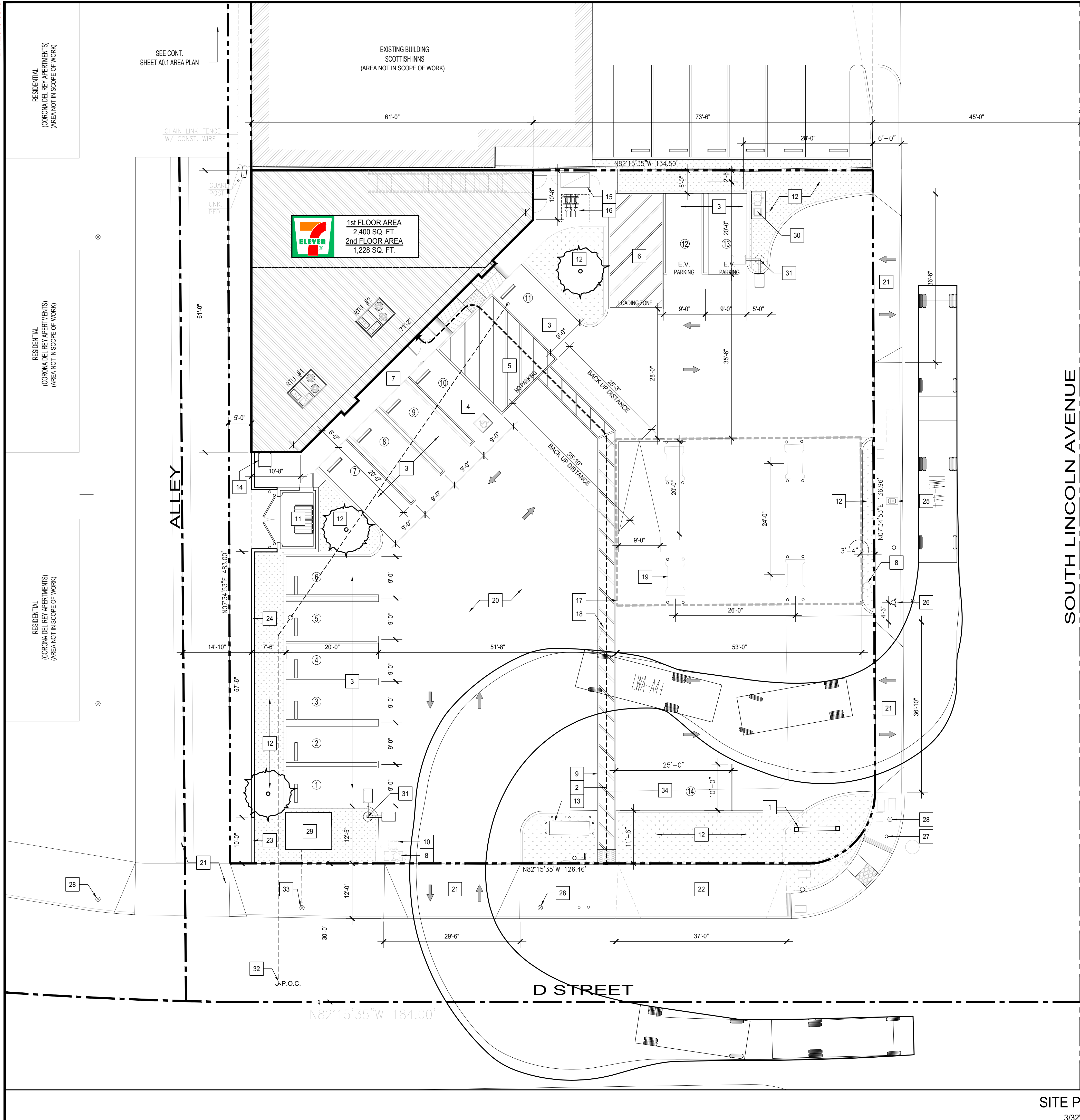
20. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
21. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
22. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department.
 - b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
 - d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - e) Under grounding of existing and proposed utility lines.
 - f) Street lights.
 - g) Construction of any missing sidewalk and closure of driveway approach as shown on the site plan.
 - h) All other public improvements shall conform to City of Corona standards.
23. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
24. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.
25. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
26. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
27. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.
28. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
29. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
30. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
31. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.



Project Conditions

City of Corona

PUBLIC WORKS	
<p>32. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to any modifications to existing potable water services, sewer laterals, and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>33. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>34. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>35. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>36. Static pressures exceeding 80 psi require an individual pressure regulator.</p>	



SITE PLAN
3/32" = 1'-0"

1



VICINITY MAP

SITE DATA

APN:	118-171-050	OCCUPANCY:	MERCANTILE
ZONING:	C-3 (GENERAL COMMUNITY COMMERCIAL)	CONSTRUCTION:	V-B
GENERAL PLAN:	GC (GENERAL COMMERCIAL)	BUILDING HEIGHT:	25'-0" (C-STORE)

SCOPE OF WORK: DEMOLITION OF EXISTING CONVENIENCE STORE; GROUND-UP CONSTRUCTION OF NEW CONVENIENCE STORE WITH TWO FLOORS. EXISTING FUEL SYSTEM TO REMAIN.

	SQ. FT.	RATIO
LOT AREA	21,780	100%
BUILDING AREA	3,501	16%
1st FLOOR	2,400	
2nd FLOOR	1,228	
ELECTRICAL ROOM	(35)	
STAIRWELL	(92)	
CANOPY AREA (4 MPD)	1,600	7%
LANDSCAPING	2,205	10%

TYPE	STALL SIZE		STALL QTY. (AREA/250)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
REGULAR	9'-0" x 20'-0"	9'-0" x 20'-0"	14	13
ACCESSIBLE	9'-0" x 20'-0"	9'-0" x 20'-0"		1
TOTAL				14

KEYNOTES

NO.	DESCRIPTION
1	(E) PYLON SIGN, REFER TO DETAIL 2 / SHEET A2.1
2	(N) ACCESSIBLE PATH FROM PUBLIC RIGHT-OF-WAY
3	(N) PARKING STALL (9'-0" x 20'-0")
4	(N) ACCESSIBLE PARKING STALL (9'-0" x 20'-0")
5	(N) ACCESS AISLE
6	(N) LOADING ZONE (12' x 25')
7	(N) CONCRETE WALK, ACCESSIBLE
8	(E) YARDLIGHT TO BE REMOVED
9	(N) STRIPING
10	(E) AIR/VAC UNIT TO BE RELOCATED
11	(N) LOCKED TRASH ENCLOSURE (14'-0" x 9'-0") PER CITY STANDARD, REFER TO SHEET A0.2
12	(N) LANDSCAPE AREA, REFER TO SHEET L1.0
13	(E) PROPANE TANK
14	(N) CO2 TANK ENCLOSURE
15	(N) LONG-TERM BICYCLE LOCKER
16	(N) SHORT-TERM BICYCLE RACK
17	(E) FUEL CANOPY
18	(E) UNDERGROUND STORAGE TANKS
19	(E) FUEL DISPENSER (TYP.)
20	(E) ASPHALT PAVEMENT
21	(E) DRIVEWAY TO REMAIN & IMPROVE PER CITY STANDARDS AND ACCESSIBILITY REQUIREMENTS
22	(E) DRIVEWAY TO BE CLOSED
23	(N) 3'-0"(h) DECORATIVE BLOCK WALL UNDER SEPARATE PERMIT
24	(N) 6'-0"(h) DECORATIVE BLOCK WALL UNDER SEPARATE PERMIT
25	(E) WATER METER; (N) 1-1/2" ABS DOMESTIC WATER LINE
26	(E) (2) - 4" BLOW-OFFS
27	(E) TRAFFIC SIGNAL
28	(E) POWER POLE
29	(N) 8' x 10' TRANSFORMER PAD
30	(N) AIR / WATER UNIT
31	(N) YARDLIGHTS
32	(E) SEWER MAIN CONNECTION; (N) 4" PVC SEWER LINE
33	(N) POWER POLE W/ UNDERGROUND CONDUITS TO (N) TRANSFORMER
34	(N) PARALLEL PARKING STALL 10'-0" X 25'-0"

SHEET INDEX

SHEET	DRAWING TITLE
A0.0	SITE PLAN, PROJECT INFO
A0.1	AREA PLAN, SIGN DETAILS
A0.2	TRASH ENCLOSURE DETAILS
A1.0	FLOOR PLAN - 1st FLOOR, SHELVEING DATA
A1.1	FLOOR PLAN - 2nd FLOOR
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS (COLOR)
A2.2	STOREFRONT ELEVATION, SCHEDULE
A3.0	ROOF PLAN
A4.0	RENDERINGS
L1.0	CONCEPTUAL LANDSCAPE PLAN
C-1	PRELIMINARY GRADING AND DRAINAGE NOTES
C-2	PRELIMINARY GRADING PLAN

5932 Bolsa Avenue, Ste. #107
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STAMP

4/16/21

PROTO 10-23-2019

PROJECT

**230 SOUTH LINCOLN AVENUE
@ D STREET
CORONA, CA 92882**

DPR2019-0016 | GROUND-UP 2,400 S

#	DATE	REVISION
-	09/14/20	PLANNING REV.

DP # **DPR2019-0016**
PROJECT # **39435**
SCALE 3/32" = 1'-0"
DRAWN JB
DRAWING TITLE
SITE PLAN
SHEET
A0.0

EXHIBIT 3.A

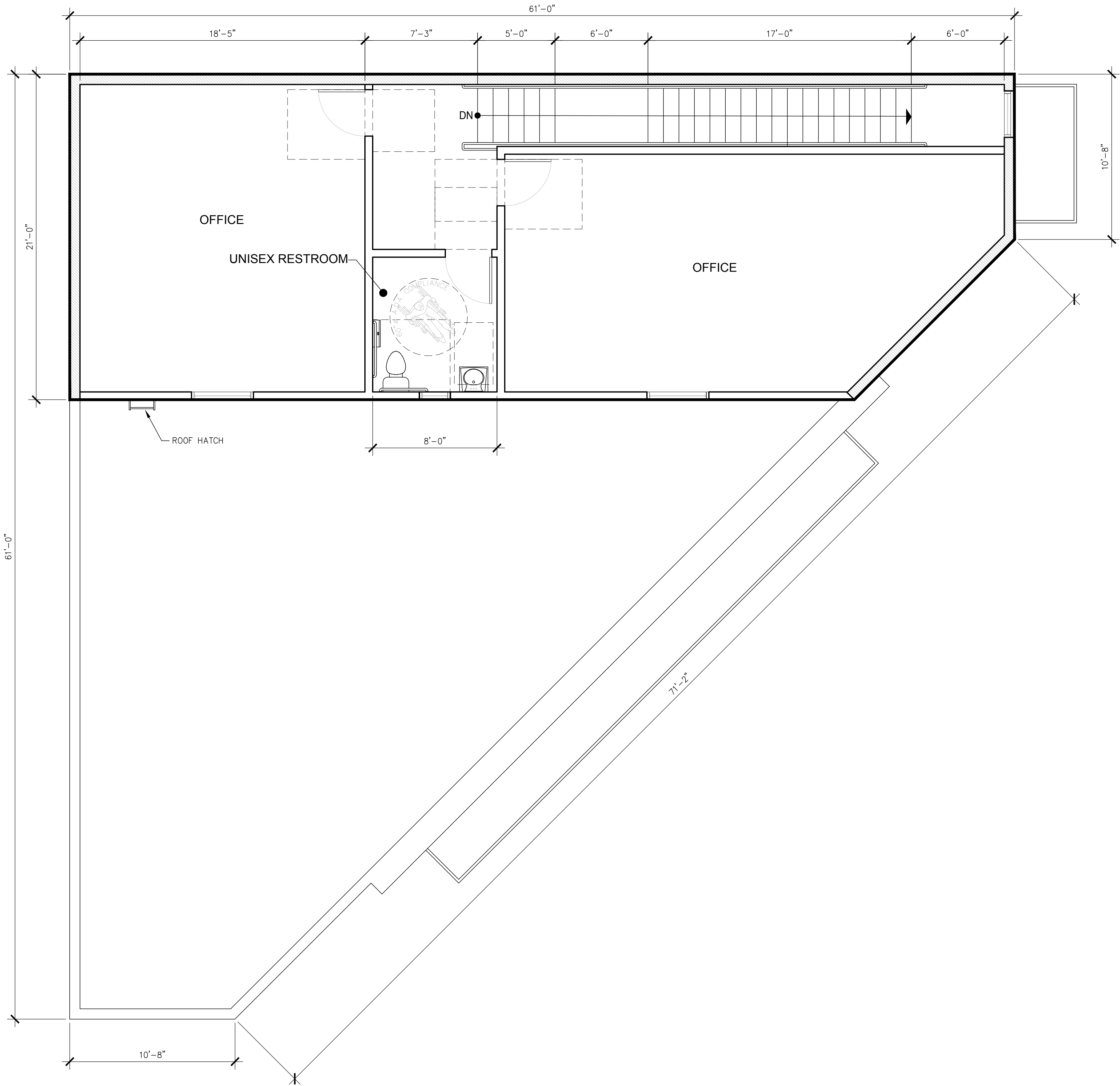
ENTITLEMENT



CABINET # (QTY)	# OF SHELVES PER CABINET	TOTAL # OF SHELVES	LENGTH (L) – FEET	TOTAL # OF SHELVES STORAGE TO ALCOHOLIC BEVERAGES	TOTAL LINEAR FEET OF SHELVES*	TOTAL LINEAR FEET OF SHELVES STORAGE TO ALCOHOLIC BEVERAGES**	PERCENTAGE OF SHELF SPACE STORAGE TO ALCOHOLIC BEVERAGES***	DESCRIPTION
5 (2)	5	10	3	5	30	15	–	SHELVES AT BACKROOM
6 (6)	5	30	4	0	120	0	–	SHELVES AT BACKROOM
7 (4)	5	20	4	0	80	0	–	SHELVES AT W.I.C.
7A (1)	5	5	4	5	20	20	–	SHELVES AT W.I.C.
TOTAL		65		10	250	35	14%	–

SIGNAGE NOTES	
SN1	ALL GENDER RESTROOM
SN2	FOR EMERGENCY EXIT ONLY
SN3	EMPLOYEES ONLY
SN4	THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. (NOTE: THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.)
SN5	EMERGENCY EXIT ONLY TACTILE SIGN PER LOCAL BUILDING CODE
SN6	ENTRANCE SIGN
SN7	ACCESSIBLE ENTRANCE SIGN
SN8	INTERIOR SECURITY CAMERAS BY OTHERS, TYPICAL

ENTITLEMENT



FLOOR PLAN - 2nd LEVEL (1,228 SF)
1/4" = 1'-0"

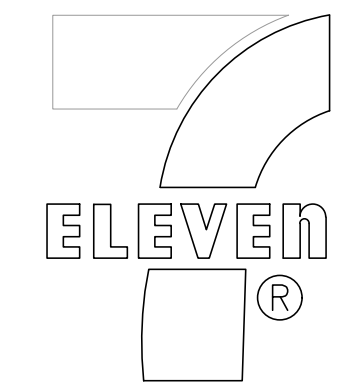


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2/18/21



PROTO 10-23-2019

PROJECT

230 SOUTH LINCOLN AVENUE
@ D STREET
CORONA, CA 92882

DPR2019-0016 | GROUND-UP 2,400 S

#	DATE	REVISION
-	09/14/20	PLANNING REV.

DP # **DPR2019-0016**
PROJECT # **39435**
SCALE 1/4" = 1'-0"
DRAWN JB

DRAWING TITLE

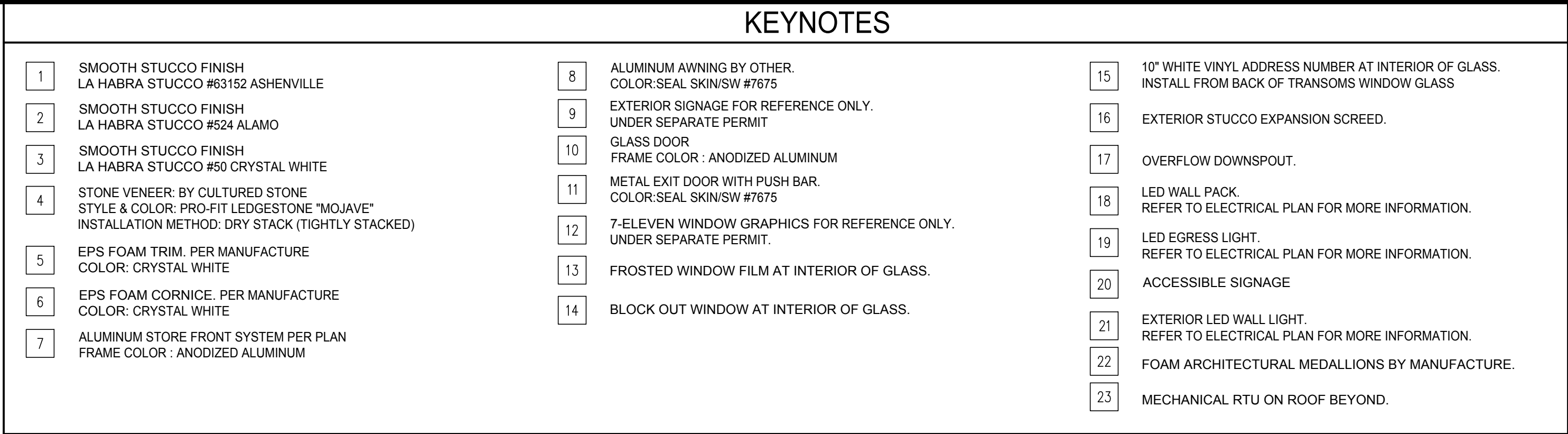
FLOOR PLAN -
2nd LEVEL

SHEET

A1 1

EXHIBIT 3.D

ENTITLEMENT





AERIAL PLAN
NTS

6



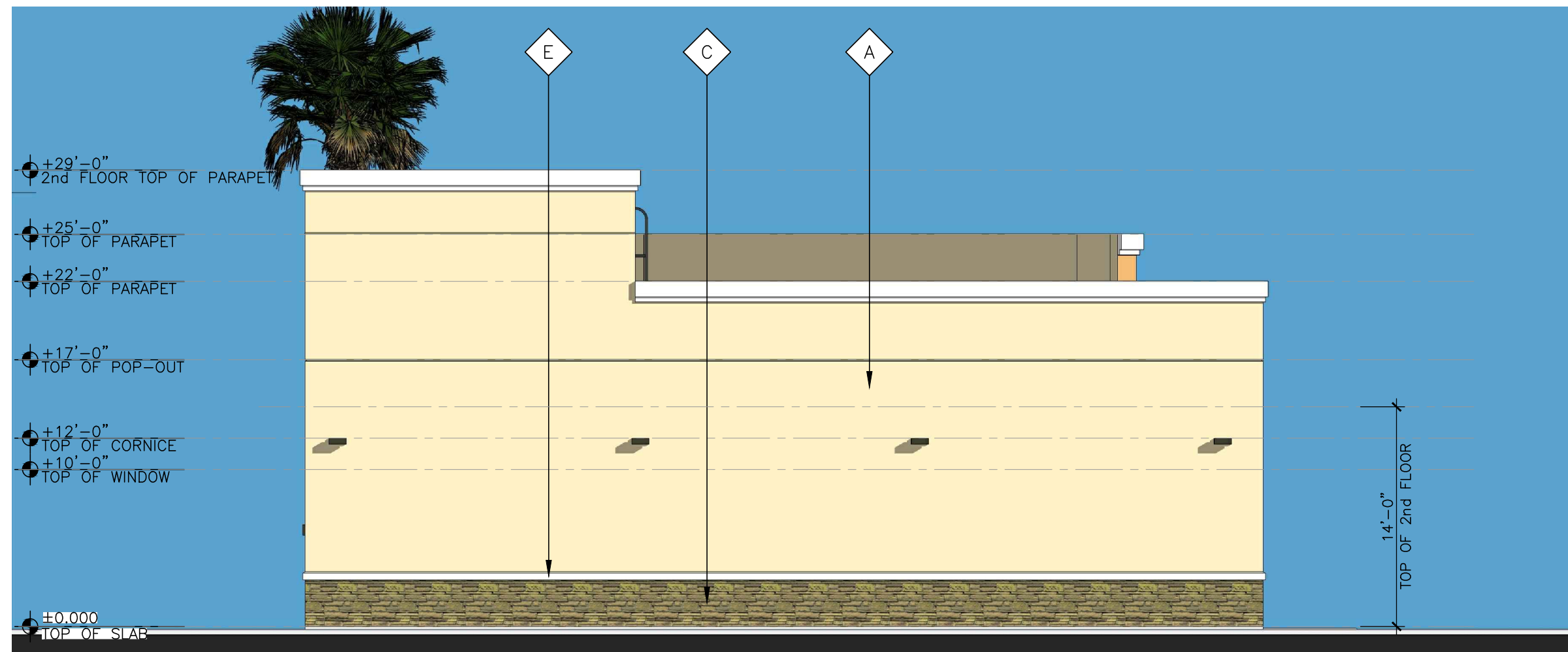
ELEVATION - SOUTHEAST
1/8" = 1'-0"

5



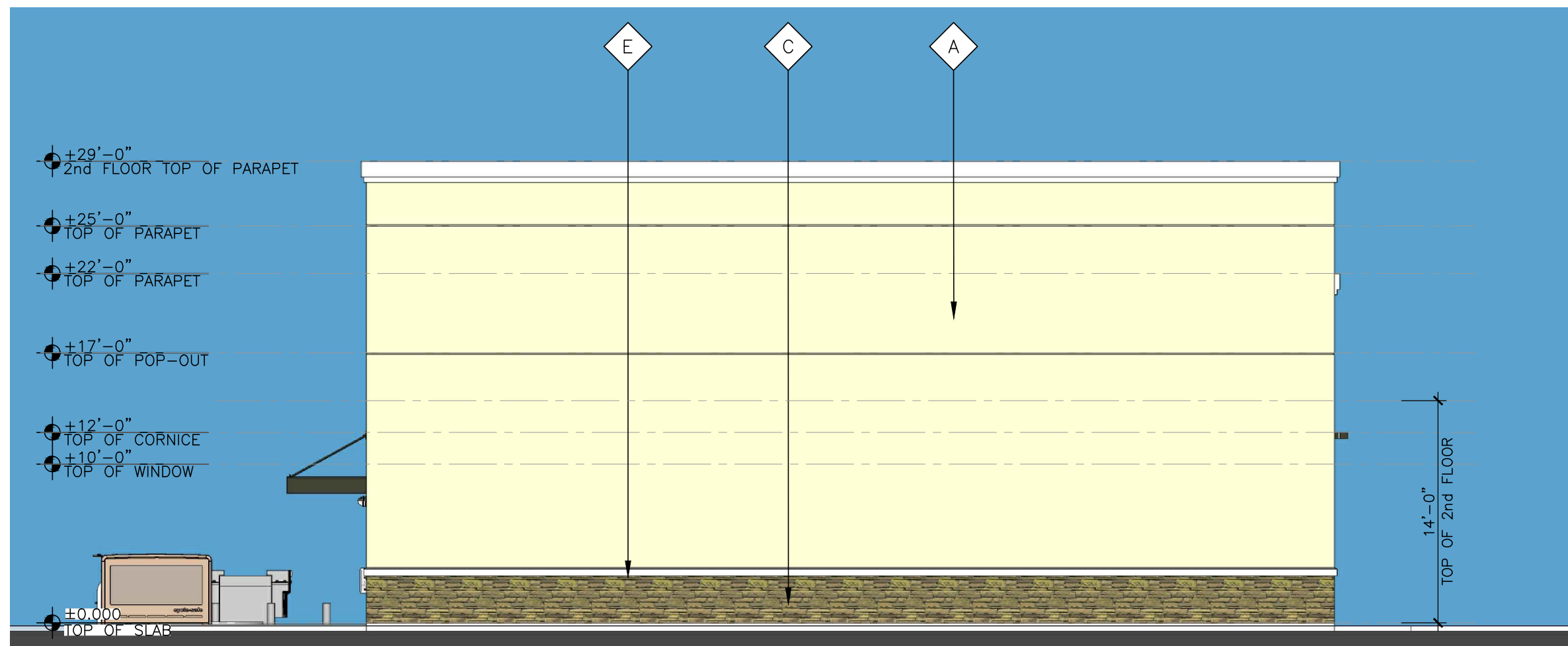
ELEVATION - SOUTH
1/8" = 1'-0"

4



ELEVATION - WEST
1/8" = 1'-0"

3



ELEVATION - NORTH
1/8" = 1'-0"

2



ELEVATION - EAST
1/8" = 1'-0"

1

KEY NOTES

- A SMOOTH STUCCO FINISH MERLEX STUCCO #P-6 EL DORADO
- B EXTERIOR DECORATIVE WALL TILE
- C STONE VENEER: BY CULTURED STONE STYLE & COLOR: PRO-FIT LEDGESTONE "MOJAVE" INSTALLATION METHOD: DRY STACK (TIGHTLY STACKED)
- D ENTRANCE DOOR
- E SKIRTING 2x6
- F ALUMINUM STORE FRONT SYSTEM GLASS COLOR & STYLE: TINTED FRAME COLOR: ANODIZED ALUMINUM
- G 7-SEVEN SIGN - UNDER SEPARATE SUBMITTAL

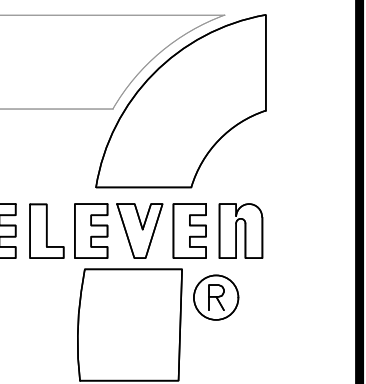


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2/18/21



PROTO 10-23-2019

PROJECT

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DPR2019-0016 | GROUND-UP 2,400 S

#	DATE	REVISION
-	09/14/20	PLANNING REV.
DP #	DPR2019-0016	
PROJECT #	39435	
SCALE	1/8" = 1'-0"	
DRAWN	JB	

DRAWING TITLE

EXTERIOR
ELEVATIONS
(COLOR)

SHEET

A2.2



VIEW FROM D STREET
N.T.S.

3



VIEW FROM LINCOLN AVENUE
N.T.S.

2



BIRD'S EYE PERSEPCTIVE
N.T.S.

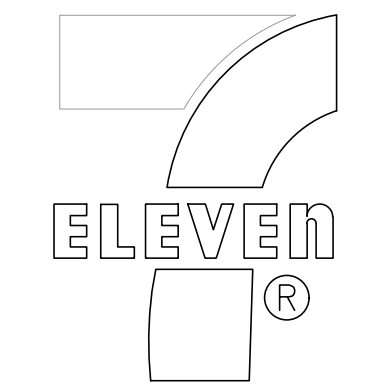


5932 Bolsa Avenue, Ste. #107
Huntington Beach, CA 92649
T: 714-892-8810
F: 714-892-8812
F: 800-342-0507

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STAMP

2/18/21



PROTO 10-23-2019

PROJECT

230 SOUTH LINCOLN AVENUE
@ D STREET
CORONA, CA 92882

DPR2019-0016 | GROUND-UP 2,400 S

#	DATE	REVISION
-	09/14/20	PLANNING REV.

DP # **DPR2019-0016**
PROJECT # **39435**
SCALE N.T.S.
DRAWN JB

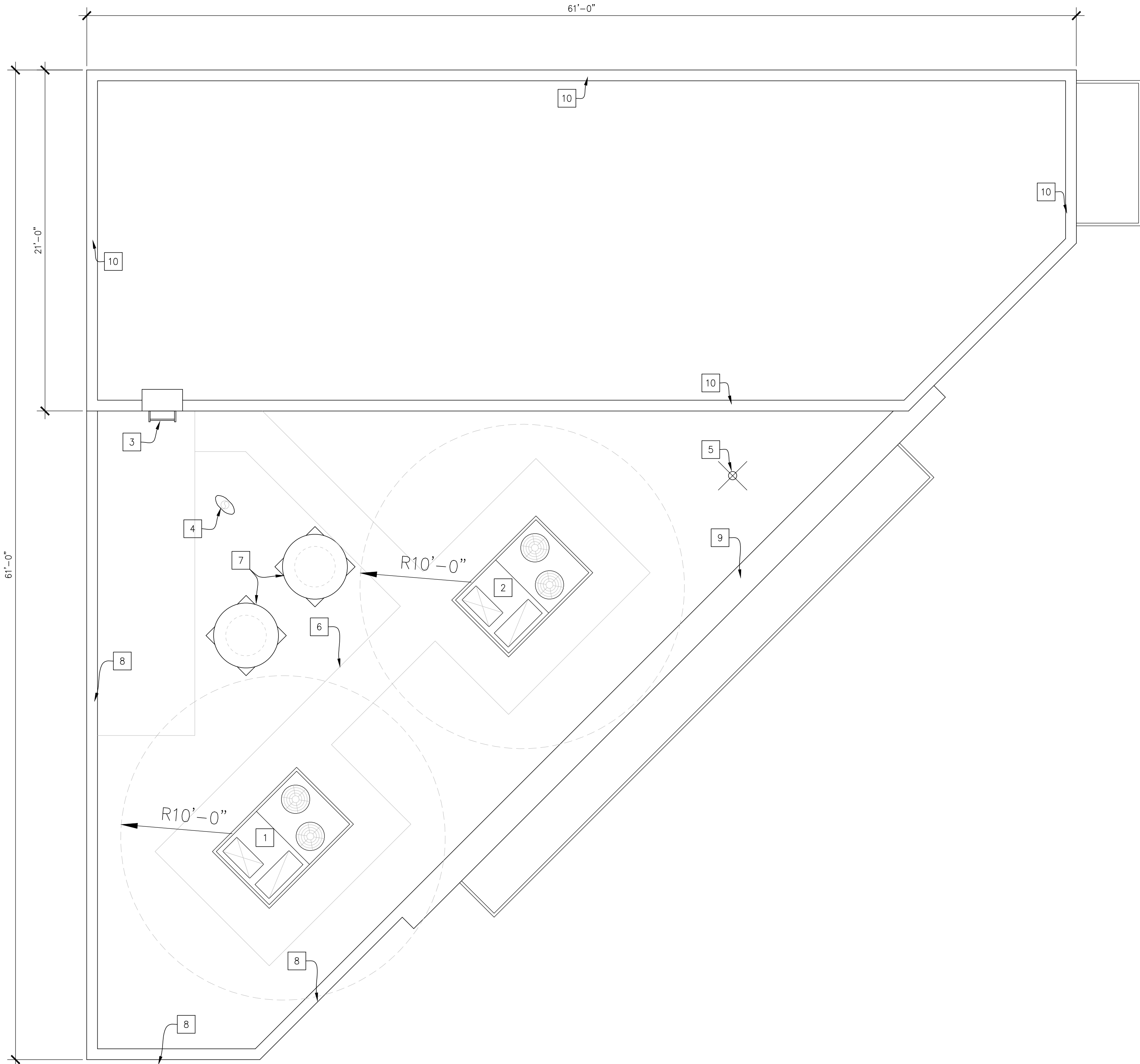
DRAWING TITLE

RENDERINGS

SHEET

A4.0
EXHIBIT 3.F

ENTITLEMENT



ROOF PLAN
1/4" = 1'-0"

1

KEYNOTES

- 1 (N) HVAC #1 (7.5 TONS)
- 2 (N) HVAC #2 (7.5 TONS)
- 3 (N) LADDER
- 4 (N) 8" EXHAUST DUCT UP THRU ROOF WITH ROOF CAP AND INSECT SCREEN
- 5 (N) 3" SANITARY VENT THRU ROOF WITH INSECT SCREEN
- 6 (N) WALKING PAD
- 7 (N) GRAVITY VENTILATOR & BAROMETRIC RELIEF DAMPER (H=24" MAX.)
- 8 (N) 5'-0" HT. PARAPET WALL
- 9 (N) 8'-0" HT. PARAPET WALL
- 10 (N) 2'-0" HT. PARAPET WALL

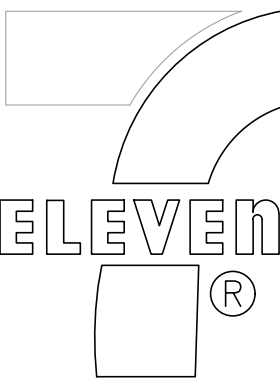


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@ D STREET
CORONA, CA 92882

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DP #	DPR2019-0016	
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SCALE	1/4" = 1'-0"	
DRAWN	JB	

DRAWING TITLE

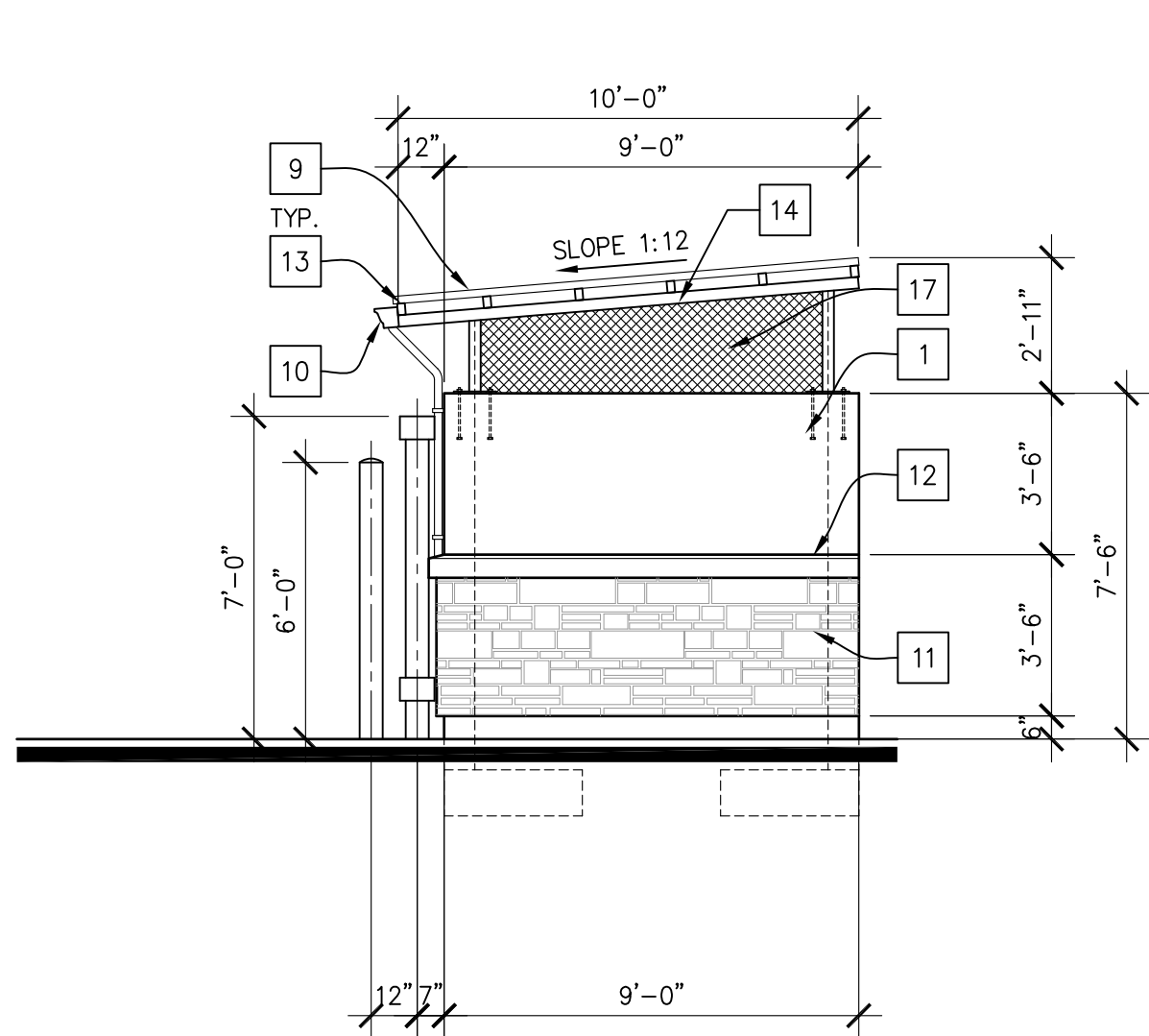
ROOF PLAN

SHEET

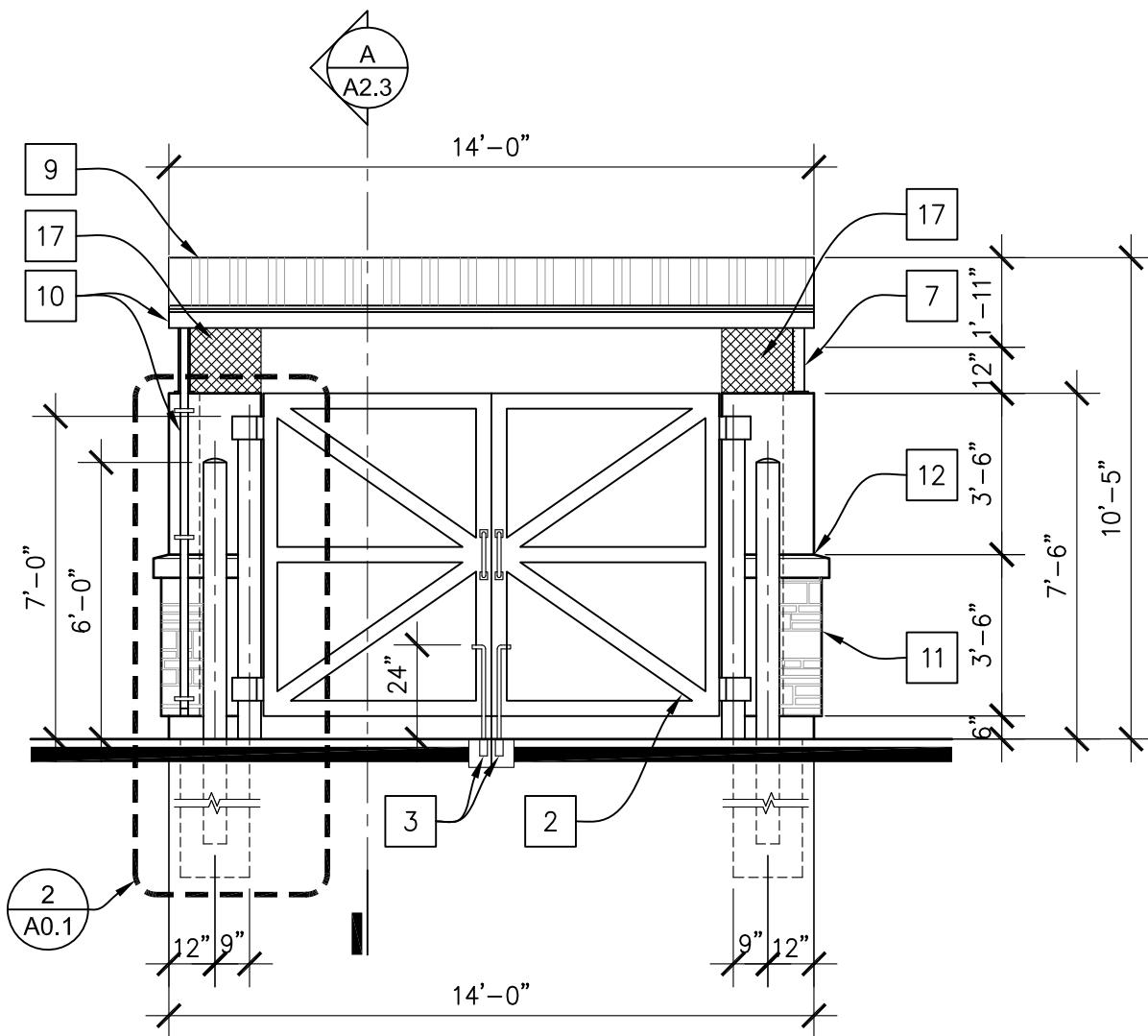
A3 0

EXHIBIT 3.G

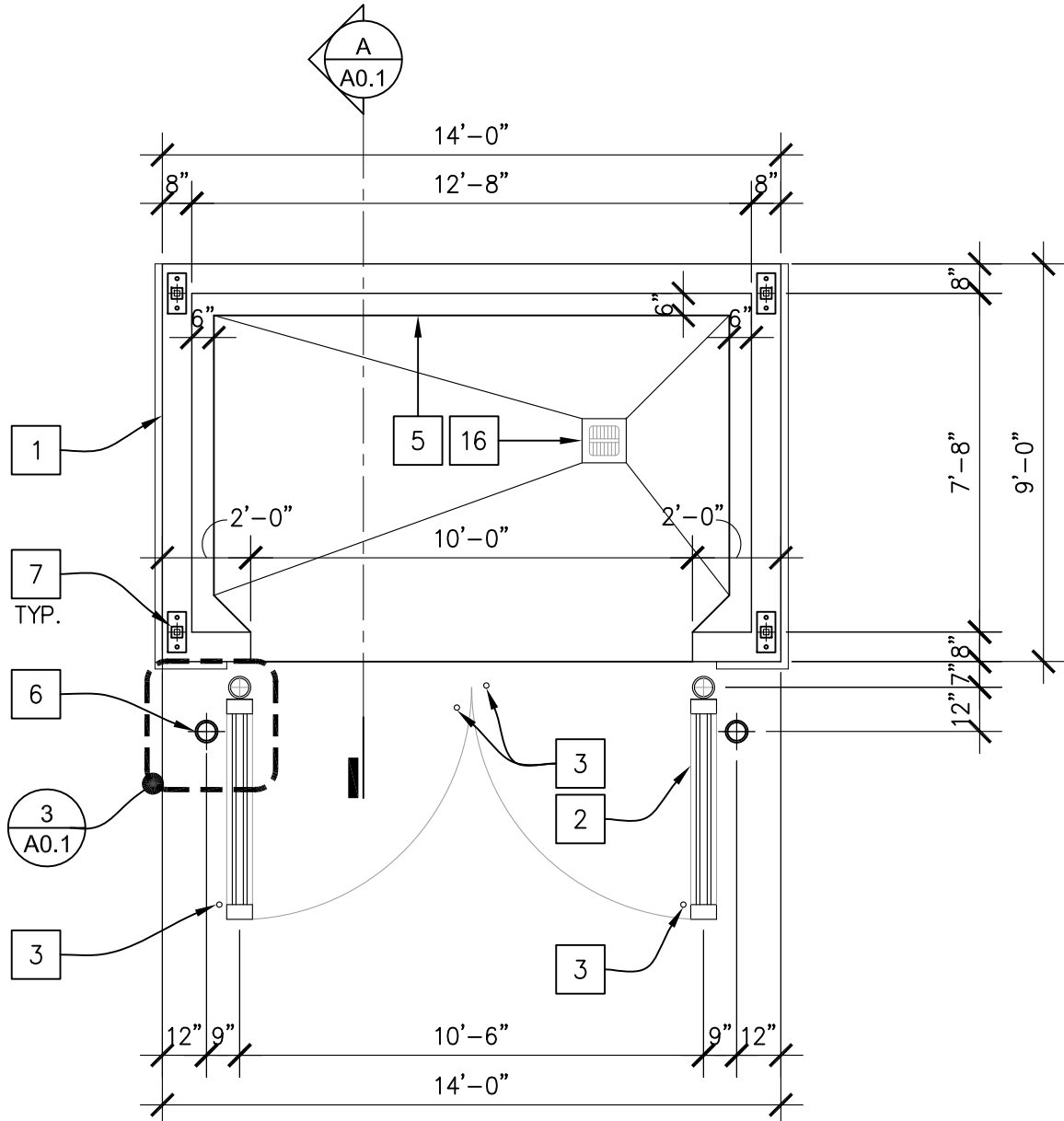
ENTITLEMENT



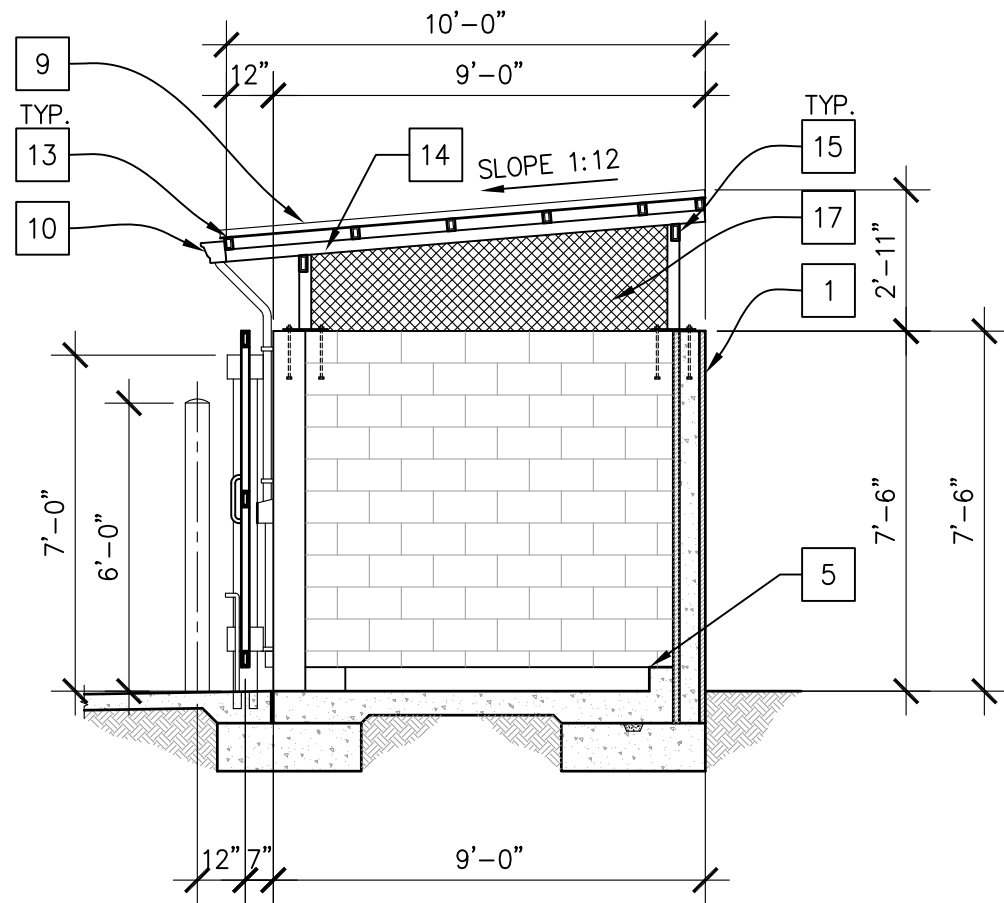
RIGHT ELEVATION



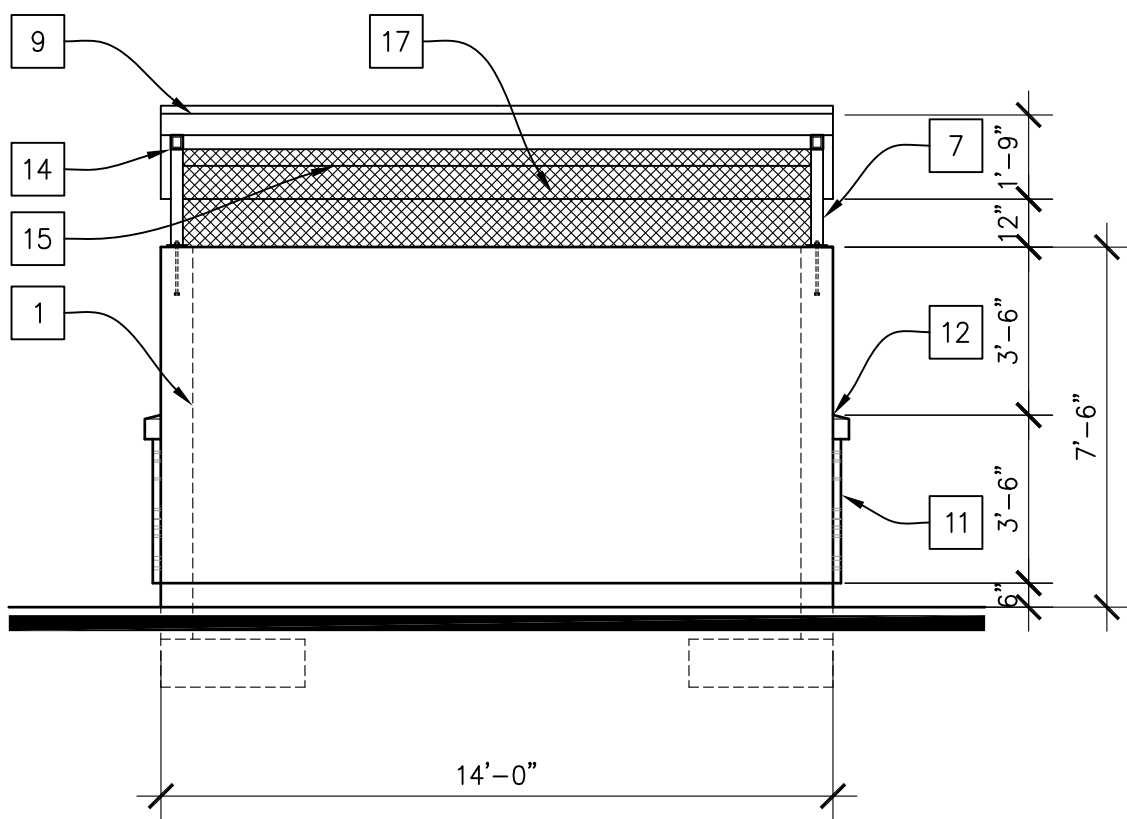
FRONT ELEVATION



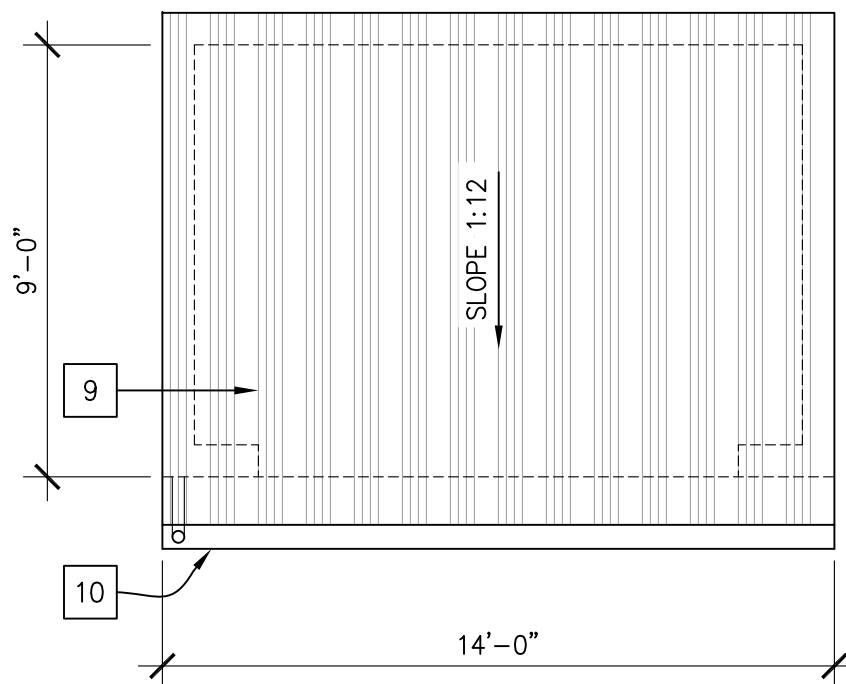
FLOOR PLAN



SECTION A-A



REAR ELEVATION



ROOF PLAN

GENERAL NOTES

- TRASH ENCLOSURE TO BE LOCKED AT ALL TIMES.
- CLEARANCE BETWEEN ROOF AND WALLS SHALL BE ENCLOSED WITH MESH-LIKE SCREEN.

KEYNOTES

- 8" CMU WALL, STUCCO ALL AROUND AT OUTSIDE TO MATCH WITH MAIN BUILDING. REFER TO STRUCTURAL PLAN FOR MORE INFORMATION
- MUELLER ENCLOSURE GATE OR EQUAL. FINISHED: SEAL SKIN COLOR/SW#7675
- PROVIDE 3/4" PVC SLEEVES IN CONCRETE. TYP.
- 6" PROVIDE CONCRETE PAD IN FRONT OF TRASH ENCLOSURE ENTRANCE
- 6" CURB PROTECTION INSIDE.
- SAFETY BOLLARD. SEE DETAIL 5/A2.3
- HSS 3" x 3" STEEL POST. REFER TO STRUCTURAL PLAN FOR MORE INFORMATION
- HOSE BIB W/ ZURN BFP-9 PRESSURE VACUUM BREAKER
- STANDING SEAM METAL ROOF U-PANEL 24 GA. (AEP U PANEL/LA RR 25763 - OR EQUAL). FINISHED: DURA TECH/COOL WEATHERED COPPER COLOR PER MANUFACTURE
- METAL GUTTER W/ DOWNSPOUT. PER MANUFACTURE FINISHED: SEAL SKIN COLOR/SW#7675
- STONE VENEER: BY CULTURED STONE STYLE & COLOR: PRO-FIT LEDGESTONE "MOJAVE" INSTALLATION PER MANUFACTURE
- EPS FOAM 3x6. PER MANUFACTURE
- METAL TUBE JOIST CAPPED AT EACH END. REFER TO STRUCTURAL PLAN FOR MORE INFORMATION. FINISHED: SEAL SKIN/SW7675
- METAL TUBE BEAM CAPPED AT EACH END. REFER TO STRUCTURAL PLAN FOR MORE INFORMATION. FINISHED: SEAL SKIN/SW7675
- 3"x METAL TUBE BEAM. REFER TO STRUCTURAL PLAN FOR MORE INFORMATION. FINISHED: SEAL SKIN/SW7675
- 12"x12" CATCH BASIN NDS PART #1200 (OR APPROVED EQUAL) AND 12"x12" GRATE NDS #1213 (OR APPROVED EQUAL)
- METAL SCREEN MESH ATTACH TO STEEL POST FINISHED: COLOR TO MATCH STEEL POST



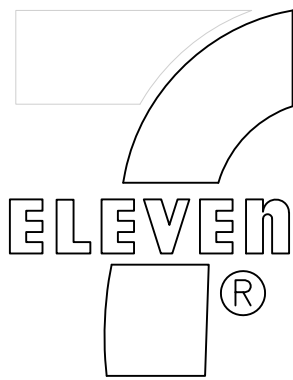
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10/8/20



PROTO 10-23-2019

PROJECT

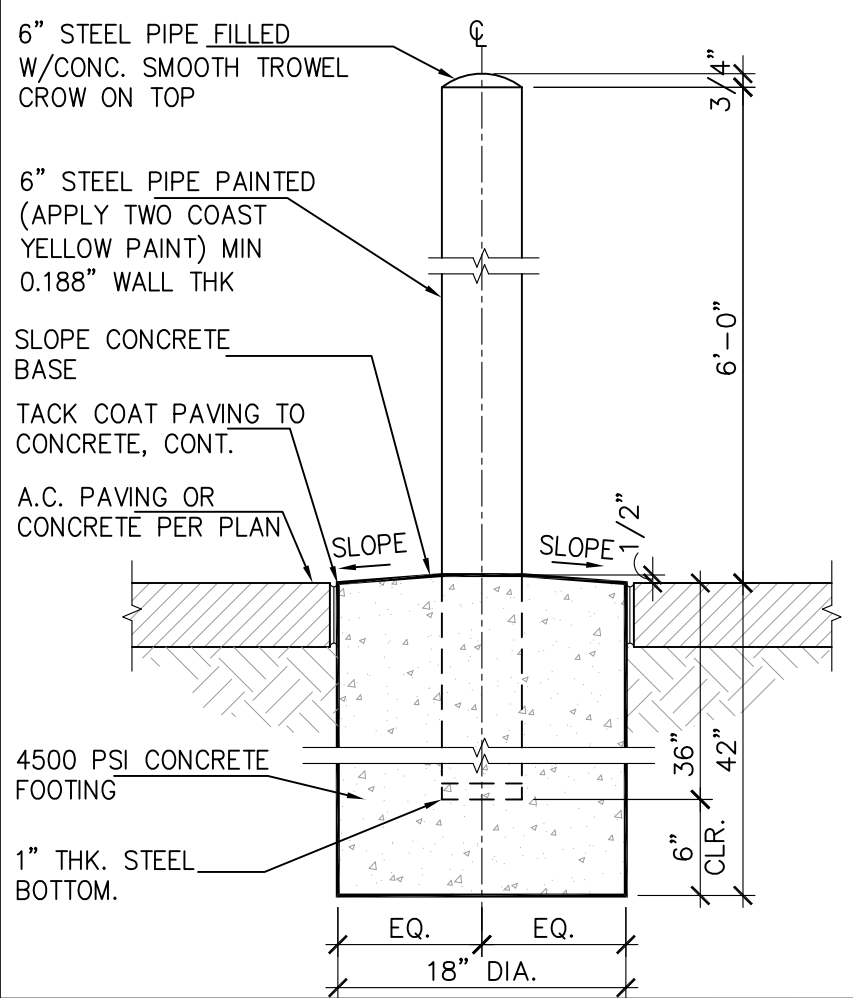
230 SOUTH LINCOLN AVENUE
@ D STREET
CORONA, CA 92882

DPR2019-0016 | GROUND-UP 2,400 S

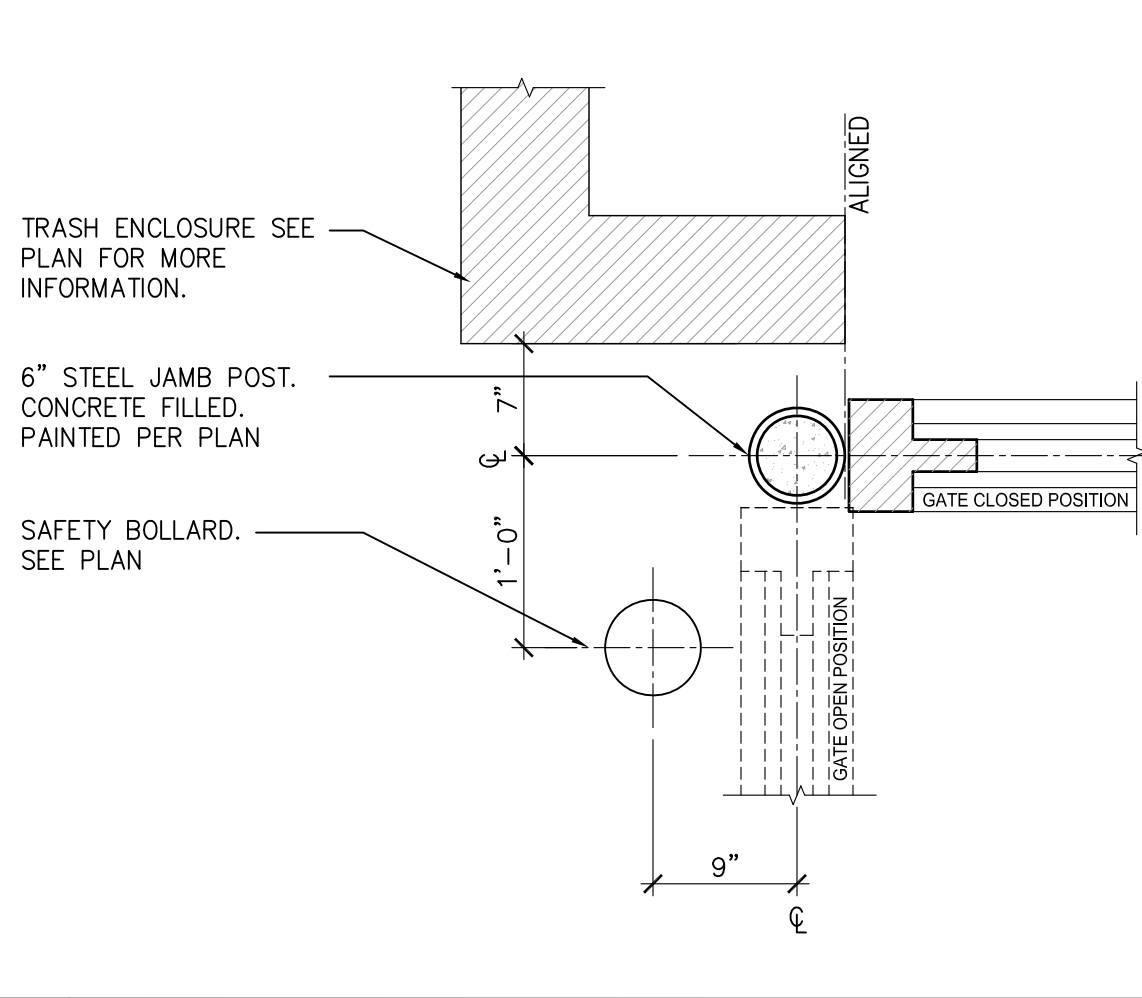
TRASH ENCLOSURE

1/4" = 1'-0"

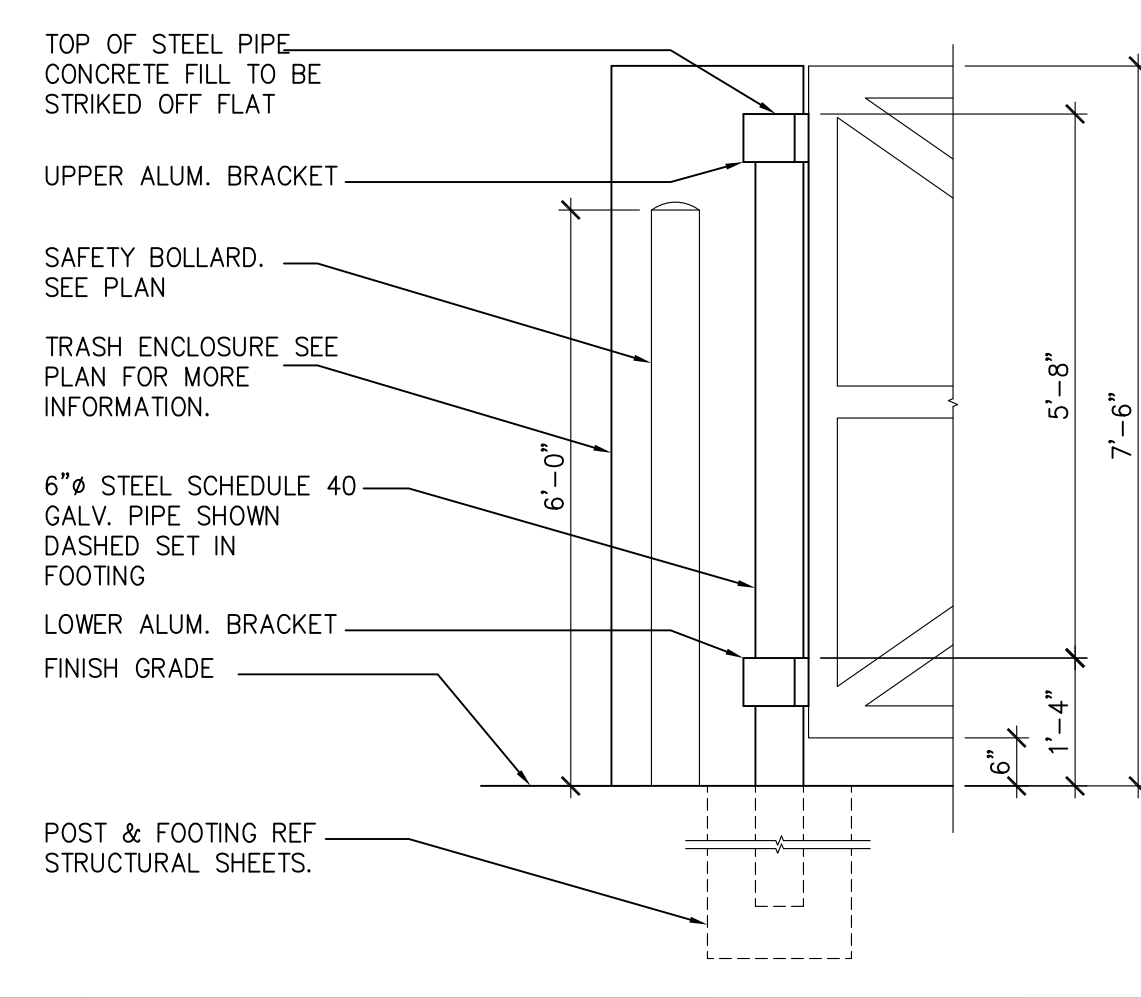
1



5 PIPE BOLLARD DETAIL SCALE: N.T.S.



3 GATE BOLLARD PLAN SCALE: 1"=1'-0"



2 GATE BOLLARD DETAIL SCALE: 1/2"=1'-0"

#	DATE	REVISION
-	09/14/20	PLANNING REV.

DP #	DPR2019-0016
PROJECT #	39435
SCALE	AS NOTED
DRAWN	JB

TRASH ENCLOSURE
DETAILS

SHEET

A0.2

EXHIBIT 3.H



Photo 1: Looking northwest from the intersection of S. Lincoln Ave and "D" Street.



Photo 14: Looking west at existing freeway sign from rear parking lot of Scottish Inn & Suites

EXHIBIT 3.1



3



2



1



PROJECT

2330 SOUTH LINCOLN AVENUE
@ D STREET
CORONA, CA 92882

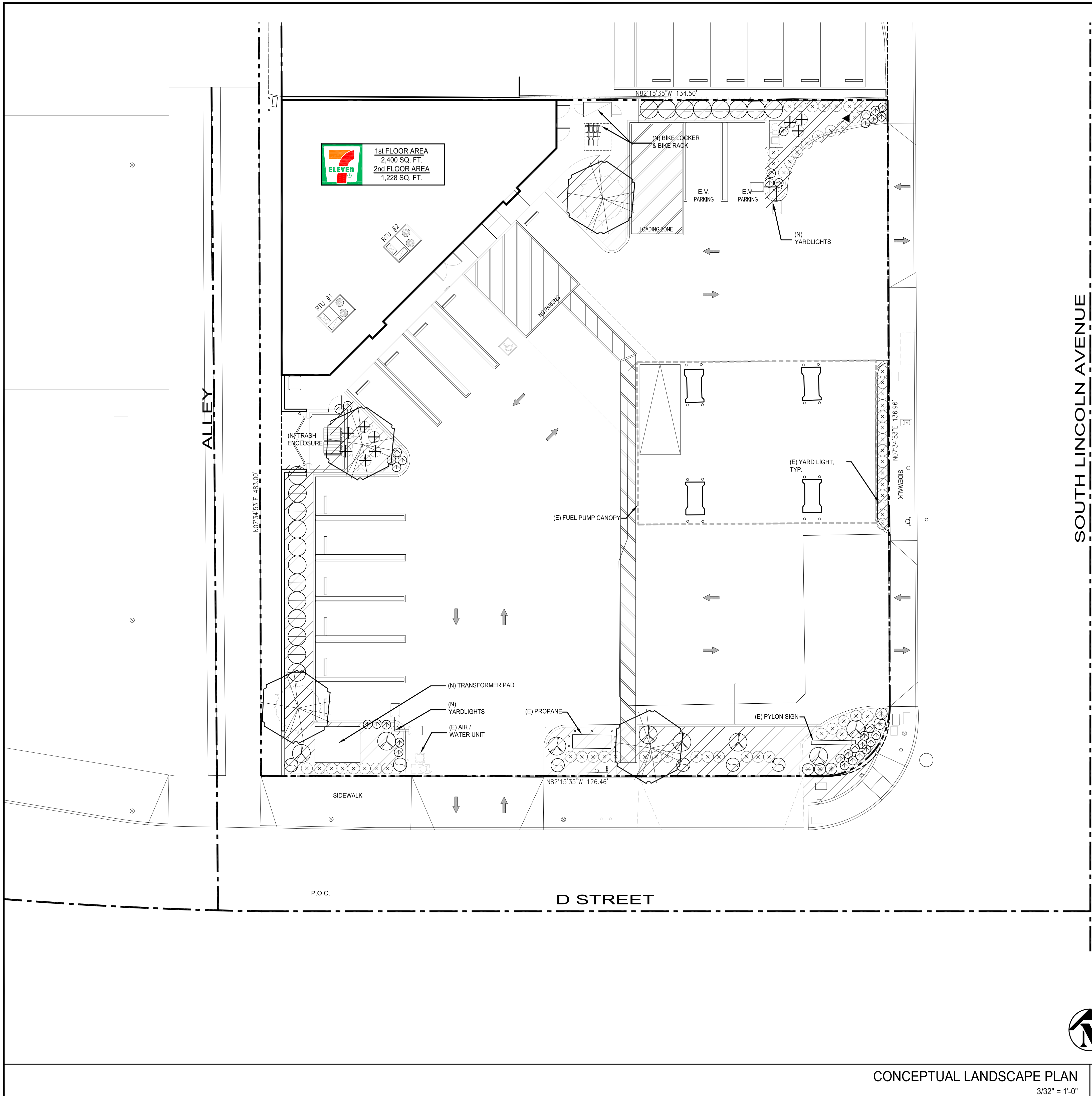
DPR2019-0016 | GROUND-UP 2,400 S

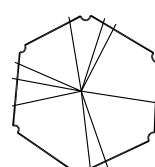

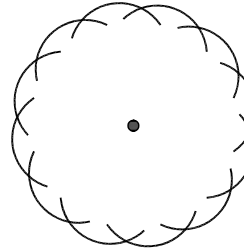










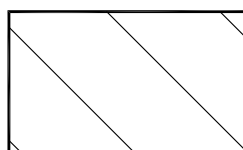

DRAWING TITLEAREA PLAN,
SIGN DETAILS

SHEET

A0.1

FULLTEXT



PLANT LEGEND				
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
	TREES: LAGERSTROEMIA 'TUSCARORA' RED CRAPE MYRTLE	4	24" BOX 20" x 9"	MODERATE
	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	0	20" BTH 25" x 20"	LOW
	RHUS LANCEA AFRICAN SUMAC	0	36" BOX 25" x 25"	LOW
	SHRUBS: CALLISTEMON 'LITTLE JOHN' COMPACT BOTTLEBRUSH	62	15 GALLON 36" x 30"	LOW
	ELAEGNUS P. 'FRUITLANDII' SILVERBERRY	26	15 GALLON 6' x 4'	LOW
	HEMEROCALLIS 'STELLA D'ORO' YELLOW DAYLILY	37	15 GALLON 24" x 24"	MODERATE
	LEPTOSPERMUM S. 'SNOW WHITE' NEW ZEALAND TEA TREE	3	15 GALLON 4' x 4'	LOW
	MUHLENBERGIA RIGENS DEER GRASS	6	15 GALLON 30" x 30"	LOW
	PHORMIUM T. 'AMAZING RED' NEW ZEALAND FLAX	9	15 GALLON 3' x 3'	LOW
	ROSA F. 'ICEBERG' WHITE FLORIBUNDA ROSE	5	15 GALLON 30" x 30"	MODERATE
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	7	15 GALLON 3' x 3'	LOW
	WESTRINGIA F. 'SMOKEY' COAST ROSEMARY	0	15 GALLON 4' x 4'	LOW
	VINES: PARthenocissus tricuspidata BOSTON IVY	1	15 GALLON	MODERATE
	GROUNDCOVERS: CARISSA M. 'GREEN CARPET' PROSTRATE NATAL PLUM		1 GALLON @ 30" O.C.	MODERATE (THORNS TO DETER LOITERING)
	PYRACANTHA C. 'LOW BOY' PROSTRATE FIRETHORN		1 GALLON @ 5" O.C.	LOW (THORNS TO DETER LOITERING)

NOTES:

PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH. AREAS OF GROUNDCOVER PLANTED FROM FLATS SHALL BE MULCHED WITH A ONE AND ONE HALF INCH (1 1/2") MINIMUM LAYER OF ORGANIC WOOD MULCH.

LINEAL 'DEEP ROOT' BARRIERS, 24" DEEP ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB/HARDSCAPE.

REDUCE VISIBILITY OF WATER METERS, BACKFLOW PREVENTORS AND UTILITY CABINETS WITH LANDSCAPING.

IRRIGATION WILL BE BY DRIPLINE WITH A WEATHER BASED AUTOMATIC CONTROLLER.

MAXIMUM APPLIED WATER ALLOWANCE:
 (45.0)(0.62)(0.45 x 2,012) = 25,261 G.P.Y.
 TOTAL LANDSCAPE AREA = 2,012 SQ. FT.

 <p>ASI DEVELOPMENT Architectural Site Engineering & Construction</p> <p>5932 Bolsa Avenue, Ste. #107 Huntington Beach, CA 92649</p> <p>T: 714-892-8810 714-892-8812 F: 800-342-0507</p> <p>ASI Development 2006 © expressly reserves all common law copyright and property right in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of ASI Development.</p>		
STAMP		
3/9/21		
		
PROTO 10-23-2019		
PROJECT		
<p>230 SOUTH LINCOLN AVENUE @ D STREET CORONA, CA 92882</p> <p>DPR2019-0016 GROUND-UP 2,400 S</p>		
#	DATE	REVISION
-	09/14/20	PLANNING REV.
DP #	DPR2019-0016	
PROJECT #	39435	
SCALE		
DRAWN		
DRAWING TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SHEET		
L1.0		

APPLICATION SUPPLEMENTAL

230 S. Lincoln Ave., Corona, CA

Updated: December 29, 2020

APPLICATION REQUEST:

The applicant is requesting approval of a Major Precise Plan Modification pursuant to Chapter 17.91 of Title 17 of the Corona Municipal Code ("CMC") to demolish an existing 1-story 2,056 sq. ft. convenience store associated with an existing Shell gas station and to replace it with a new 2,400 sq. ft. convenience store with a partial 2-story consisting of 1,228 sq. ft. of general office space.

The applicant is also requesting approval to add signage to the existing legal non-conforming multi-tenant freeway sign previously approved for a total of 461 sq. ft. by Variance no. V77-04. The existing Shell cabinet sign will be reduced in size to 12 ft. x 12 ft. and the proposed 7-Eleven sign cabinet will measure 12 ft. x 12 ft. so that the aggregate square footage of all the signage does not exceed the previously approved 461 square feet. The existing McDonald's sign cabinet will also be repositioned so as to be centered on the three (3) existing support structures.

SUBJECT PROPERTY / EXISTING CONDITIONS AND ENTITLEMENTS:

The subject property is in the C-3 General Community Commercial Zone and is located on the northwest corner of Lincoln Avenue and "D" Street and consists of one (1) irregular-shaped parcel approximately 0.5 acres in size with approximately 136 linear feet of frontage on Lincoln Avenue and approximately 126 linear feet of frontage on "D" Street. The subject property is developed with a Shell gas station consisting of a fueling canopy with four (4) Multi-Product Dispensers (MPD's), underground fuel storage tanks located near the street corner and a 2,056 sq. ft. convenience store licensed by the State Department of Alcoholic Beverage Control (ABC) to engage in the off-sale of beer and wine.¹ The subject property is also developed with an asphalt surface parking lot with minimal landscaping and a 32-ft. tall 2-leg free-standing fuel pricing and business identification sign at the street corner.

The subject property also has a 5-ft. wide strip of land along the westerly property line that extends north towards State Hwy 91 and terminates in a 10-ft. wide x 30-ft long area that is developed with an on-premise 55-ft. – 6-inch tall freeway sign currently shared by Shell and McDonald's. The freeway sign was originally approved circa 1965 for a 204 sq. ft. Texaco sign along with a Variance to exceed the height limit. The City later approved Conditional Use Permit (CUP-77-10) and Variance (V-77-04) circa 1978 to add a double-faced McDonald's sign consisting of 257 sq. ft. per sign face for a total aggregate sign area of 461 square feet.

¹ ABC Type-20 License no. 416101 currently active and transferred from License no. 135777 having an original issue date of Mar. 15, 1983

There are no records of a prior Conditional Use Permit approval for the off-sale of alcoholic beverages for the subject property. It is the applicant's understanding that the ABC license origination date of March 15, 1983 for license no 135777 (now license no. 416101) pre-dates the City's requirement for approval of a Conditional Use Permit for retail establishments engaged in the off-sale of alcoholic beverages in the C-3 General Community Commercial Zone.

SURROUNDING ZONES:

North: C-3 General Community Commercial
South: C-3 General Community Commercial
East: State Hwy 91 on-ramp and off-ramps with C-3 General Community Commercial beyond
West: 20-ft. wide public alley with R-3 Multiple Family Residential beyond

SURROUNDING LAND USES:

North: Scottish Inn & Suites
South: McDonald's
East: State Hwy 91 on-ramps and off-ramps
West: 20-ft. wide public alley with multi-family residential beyond

PRECISE PLAN MODIFICATION REQUIRED FINDINGS – SECTION 17.91.070:

A. The proposal is consistent with the Corona General Plan;

The subject property is zoned C-3 General Community Commercial, which is consistent with the General Plan land use designation. "Automobile Service Stations" are a permitted use in the C-3 zone and "Convenience stores" with the off-sale of alcoholic beverages are a conditionally permitted use in the C-3 zone.

B. The proposal complies with the zoning ordinance, other applicable provisions of the Corona Municipal Code and, if applicable, the South Corona Community Facilities Plan or Specific Plans;

Please see attached code compliance matrix.

C. The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed;

The project qualifies as an exempt project under Section 15322 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) guidelines.

- D. The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking, and other physical features of the proposal;*

The applicant is requesting approval of a Major Precise Plan Modification pursuant to Chapter 17.91 of Title 17 of the Corona Municipal Code ("CMC") to demolish an existing 1-story 2,056 sq. ft. convenience store associated with an existing Shell gas station and to replace it with a new 2,400 sq. ft. convenience store with a partial 2-story consisting of 1,228 sq. ft. of general office space. The subject property is 21,780 sq. ft. in size and fronts on a secondary arterial street and a collector street with existing points of ingress and egress. The proposed site plan complies with the City's minimum landscaping, parking, and setback requirements. Please see attached code compliance matrix.

- E. The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses;*

The primary use of the subject property has been a gasoline service station and convenience store for several decades and it has operated without any issues or concerns with the adjoining Scottish Inn & Suites to the north and the existing multi-family residential located across the public alley to the west. There also have not been any issues of compatibility with the McDonalds to the south. The proposed new convenience store, revised site plan, landscaping and parking as well as the proposed decorative block wall along the westerly property line will refresh the property with new aesthetically pleasing architecture, landscaping and screening.

- F. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood and will provide for the harmonious, orderly and attractive development of the site;*

The proposed convenience store will be located towards the northwest corner of the property in a "Homeplate" configuration with the storefront oriented towards the street corner. The building elevations will incorporate various architectural design elements including but not limited to a varying roofline, a prominent entrance with stone veneer, decorative wall lighting and an aluminum awning. The proposed stucco paint color scheme juxtaposed with the stone veneer and aluminum awning along with new landscaping will also be attractive and enhance the visual character of the area. In addition, the proposed partial 2nd story will abut the adjoining 3-story Scottish Inn & Suites building which is in keeping with the existing size and scale of development.

- G. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture and color that will remain aesthetically appealing and will retain a reasonably adequate level of maintenance;*

The proposed convenience store will be located towards the northwest corner of the property in a "Homeplate" configuration with the storefront oriented towards the street corner. The building elevations will incorporate various architectural design elements including but not limited to a varying roofline, a prominent entrance with stone veneer, decorative wall lighting and an aluminum awning. The proposed stucco paint color scheme juxtaposed with the stone veneer and aluminum awning along with new landscaping will also be attractive and enhance the visual character of the area. In addition, the proposed partial 2nd story will abut the adjoining 3-story Scottish Inn & Suites building which is in keeping with the existing size and scale of development.

- H. The proposed development is compatible with and enhances the design of existing buildings and other physical features of the site.*

The proposed replacement convenience store, off-street parking, landscaping, and trash enclosure are in harmony with the existing underground fuel storage tanks, as well as with the existing fuel canopy and gasoline pumps which will remain. The proposed site plan has also been fully vetted with Planning Staff and the various City departments through the Development Plan Review application process.



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project:

PPM2020-0004: A precise plan modification application to replace an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store, reconfigure the parking lot and landscaping, and new signage for an existing Shell gas station located at 230 S. Lincoln Avenue in the C-3 (General Community Commercial) zone.

Entity or Person Undertaking Project:

- ☐ A. Public Agency:
- ☒ B. Other (private): Adan Madrid
ASI Development
5932 Bolsa Avenue, Suite 107
Huntington Beach, CA 92649

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☒ E. The project is categorically exempt: **Class 1 Categorical Exemption under CEQA Section 15301 (Existing Facilities)** because the project consists of replacing an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store, a reconfiguration of the parking lot and landscaping, and new signage. The activity is not expected to result in any impacts to the environment.
- ☐ F. The project is a statutory exemption:
- ☐ G. The project is otherwise exempt on the following basis:
- ☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: _____

Lupita Garcia, Associate Planner
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: PPM2020-0004
2. Project location (specific): 230 S. Lincoln Avenue Corona, CA 92882 Assessor's Parcel Number: 118-171-050
3. a. Project location - City of Corona
b. Project location - County of Riverside
3. Description of nature, purpose and beneficiaries of project:

PPM2020-0004: A precise plan modification application to replace an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store, reconfigure the parking lot and landscaping, and new signage for an existing Shell gas station located at 230 S. Lincoln Avenue in the C-3 (General Community Commercial) zone.

5. Name of public agency approving project: City of Corona
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:

a. Adan Madrid, ASI Development, 5932 Bolsa Avenue, Suite 107, Huntington Beach, CA 92649

7. Exempt Status (check one):
 - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1);
 - b. ☐ Not a project.
 - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4);
 - d. ☒ **Categorical Exemption. State type and class number: **Class 1 Categorical Exemption Under CEQA Section 15301 (Existing Facilities)** because the project consists of replacing an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store, a reconfiguration of the parking lot and landscaping, and new signage. The activity is not expected to result in any impacts to the environment.**
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3);
 - f. ☐ Statutory Exemption. State code section number
 - g. ☐ Other: Explain:

8. Reasons why the project is exempt: PPM2020-0004 qualifies under review for Class 1 Categorical Exemption under CEQA Section 15301 (Existing Facilities) because the project consists of replacing an existing 2,056 square foot convenience store with a new 3,628 square foot convenience store, a reconfiguration to the parking lot and landscaping, and new signage for an existing Shell gas station.

9. Contact Person/Telephone No.: Lupita Garcia / (951) 736-2293

10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: _____

Signature: _____

Lupita Garcia, Associate Planner
Lead Agency Representative